

Lessee further agrees to carry public liability insurance in amounts of at least \$100,000.00 for injury or death of one person and at least \$300,000.00 for one casualty where more than one person is involved, such insurance to be carried by the Lessee shall be for the benefit of the Lessee and the Lessor, and the Lessee shall furnish the Lessor with certificates evidencing such insurance.

The Lessee agrees to provide and pay for such Workmen's Compensation insurance as may be required by the State of South Carolina during the term of this lease.

XI. SUBLETTING AND ASSIGNMENT

During the original or any extended term of this lease, Lessee may assign this lease or sublet all or a part of said premises provided that Lessee and Marsh Foodliners, Inc., shall continue to remain liable to Lessor for the performance of Lessee's obligations under this lease if same are not performed by Lessee's assign or subtenant.

XII. MAINTENANCE AND REPAIR

A. By Lessor. Lessor shall keep in a good state of maintenance and repair the roof, outer walls and structural portions of the warehouse building only, and it is agreed that the asphalt tile floor coverings, windows and doors, heating and air-conditioning, presently on the demised premises or which may be installed thereon, plumbing and lighting fixtures in or on said demised premises are not considered in this lease as structural portions of said building.

B. By Lessee. Lessee shall keep in a good state of maintenance and repair all that portion of the demised warehouse not obligated hereinabove to be maintained and kept in good repair by Lessor and all parking areas, ordinary wear and tear of use and time excepted.

C. Any changes in demised premises which may be required by public authorities or fire underwriters shall be made

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