

over those rates which apply at the commencement of the term hereof to the use of the premises.

Repairs. The Landlord covenants to make all necessary repairs to the roof and outside walls of the demised premises within a reasonable time after such necessity is called to his attention. The Tenant covenants at its own cost and expense to make all necessary non-structural repairs to the interior of the demised premises. The Tenant shall make no material alterations of the premises without first securing the landlord's written consent, and, at the termination hereof, shall deliver up the premises in as good a condition in which the same shall be at the commencement of the term hereof, reasonable wear and tear and damage by fire or other casualty alone excepted.

Liability Insurance. At all times during the term hereof, the Tenant shall, at its own cost and expense, take out and keep in full force and effect, public liability insurance containing clauses usually found in such insurance in the State of South Carolina, and having such coverage as may be sufficient to indemnify, hold free and harmless, the Landlord from any judgments resulting from any losses, claims or expenses of any person or persons or damages arising by virtue of personal injuries, property damage or death in connection with the use and maintenance of the demised premises. The original policy of such policies, with proper indorsements and renewals, shall be delivered to and retained by the Landlord.

Abatement of Rental. In the event that a substantial portion of the improvements on the demised premises should be destroyed by fire or other casualty, or taken under eminent domain proceedings so as to render the same unfit for use and occupancy, then the proportion of the rental due hereunder measured according to the nature and extent of the damages or taking, shall cease and be suspended until comparable premises are restored

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