

further that the Lessee shall repair any damage which may be done to said building because of such removal.

12. The Lessee's rights shall be subject to any bona fide mortgage or deed to secure debt which is now or may hereafter be placed upon the premises by the Lessor. The Lessor agrees to keep said premises free from foreclosure of any mortgage which may be placed upon said premises, and, if the Lessor shall fail to do so, the Lessee may pay any amount due upon said mortgage, deducting any amounts thus paid from any and all rents thereafter to become due hereunder.

13. The Lessee may, at his own expense, but in conformity with the requirements of any applicable law or ordinance of the law, erect or permit such signs upon the leased premises as he may deem desirable.

14. The Lessee agrees to hold harmless the Lessor, his heirs, executors, administrators, and assigns from any and all loss, claim, damage, or liability whatsoever by reason of injury to persons or damage to property in or about the demised premises. The Lessee shall, at the demand of the Lessor, obtain and maintain liability insurance policies in such amounts and with such companies as shall be acceptable to the Lessor, in which the Lessor shall be named as an insured.

15. The Lessee hereby gives and grants unto the Lessor a landlord's lien for rent under the statutes and laws of the State of South Carolina for the collection of any amounts which might be due and payable by the Lessee under the terms of this Lease, which lien shall be prior and superior to the rights and liens of any mortgages, lien creditors, or other creditors of the Lessee.

(Continued on next page)