

Section 5.05. No Conveyance of Title by Lessor. Lessor covenants and agrees during the Term that it will not convey or suffer or permit the conveyance of, by any voluntary act on its part, its title to the Leased Premises or any interest therein, without the written consent of Lessee, and irrespective of whether any such conveyance or attempted conveyance shall recite that it is expressly subject to the terms of this Lease; provided, however, that nothing herein shall restrict the transfer of the Leased Premises in accordance with any terms of the Indenture.

ARTICLE VI

Taxes and Other Charges

Section 6.01. Payment by Lessee - General. Lessee agrees, subject to Section 13.02, to pay as additional rent when due each and every cost and obligation of every nature, foreseen or unforeseen, and all taxes, assessments and charges of any kind or nature, for the payment of which Lessor or Lessee shall become liable by reason of estate or interest in the Leased Premises or any portion thereof, or in any manner connected with the maintenance, repair, rebuilding, use or occupancy of the Leased Premises or in any manner related to this transaction or any document to which Lessee is a party creating or transferring an interest or an estate in the Leased Premises. Lessee further agrees to save Lessor harmless from and to indemnify it against any and all such costs, obligations, taxes, assessments and charges.

Section 6.02. Taxes and Other Governmental Charges. In addition, Lessee shall make payments to Greenville County, South Carolina and to the school district or school districts and other political units wherein the Leased Premises are located in lieu of taxes, in such amounts as would result from taxes levied on the Leased Premises by such county, school district or school districts, and other political units if the Leased Premises were owned by Lessee,