

9. Taxes. The Landlord covenants to pay when due all general property taxes and assessments imposed upon the demised premises for the vacant land and improvements provided, however, that any increase in said property taxes during the term or any renewal hereof over and above property taxes paid by Landlord during the tax year 1971 shall be paid for by the Tenant upon request from the Landlord after such taxes have become due.
10. Fire Insurance. The Landlord covenants and agrees to carry insurance on the improvements on the demised premises insuring the same against hazards covered by fire and extended coverage form of insurance as now contained in policies in effect in the State of South Carolina, at its own cost and expense, and with such companies and endorsements as may be sufficient to provide adequate funds to rebuild or repair such improvements in the event of damage or destruction of the same by fire or other casualty. Provided, however, that said insurance shall not cover the contents of said premises; provided, further, the Landlord does hereby release the Tenant from any liability under any right of subrogation to Landlord or any insurer of the Landlord may have against Tenant arising out of the use of the demised premises which may be insured against by any fire and extended coverage insurance policy taken out on the demised premises by the Landlord.
11. Landlord's Repairs. The Landlord covenants and agrees to make all necessary repairs to the roof and outside walls of the demised premises, excluding all windows and doors, within a reasonable time after such necessity is called to its attention.
12. Tenant's Repairs. The Tenant covenants and agrees at its own cost and expense to make all necessary non-structural repairs to the interior of the demised premises and at all times during the term hereof to keep the same in a good state of repair. The Tenant shall make no material alterations of the premises or improvements situate thereon without first securing the Landlord's written consent and, at the termination of the term hereof,