

B. That Lessee, so long as no default exists in the payment of rent, or in the performance of Lessee's other covenants contained herein, shall peacefully and quietly hold and enjoy the leased premises for the term hereof.

## VI.

Lessee shall at its own expense furnish contingent liability insurance in some company permitted to operate in the State of South Carolina in the sum of One Hundred Thousand and 00/100 (\$100,000.00) Dollars in the case of injury or damage to one person and in the sum of Three Hundred Thousand (\$300,000.00) in case of injury or damage to more than one person in the same accident or occurrence. Such insurance is to be procured at the time of commencement of construction of the contemplated building or buildings on the said property and shall be kept and maintained in full force and effect during the entire term of this lease and any renewals thereof.

## VII.

If Lessee defaults for ten (10) days after written notice thereof in paying said rent; or if Lessee defaults for thirty (30) days after written notice thereof in performing any other of its obligations hereunder; or if Lessee is adjudicated bankrupt; or if, whether voluntarily or involuntarily, Lessee takes advantage of any debtor relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be, reduced or payment thereof deferred; or if premises or Lessee's interest therein should be levied upon or attached under process against Lessee, not satisfied or dissolved within thirty (30) days after written notice from Lessor to Lessee to obtain satisfaction thereof; then, and in any of said events, Lessor at its option may at once, or within six (6) months thereafter (but only during continuance of such default or condition) terminate this lease by written notice to Lessee; whereupon this lease shall end. Upon such termination by Lessor, Lessee will at once surrender possession of the premises to Lessor and remove all of the Lessee's effects therefrom, and Lessor may forthwith re-enter the premises and repossess itself thereof, and remove all persons and effects therefrom using such force as may be necessary without being guilty of trespass, forcible entry or detainer or other tort.

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