

and bear the maintenance costs of the said dwelling located on the premises, and shall further, at its expense, provide fire insurance on the said buildings^{3 RO} with the Lessee being made the loss payee under any such fire and extended coverage insurance policies, provided insurance can be carried.^{3 RC}

5. TAXES: Lessee agrees to pay when the same become due all State, County and other taxes which may become due and payable on said property covered by this Lease.

6. ACCEPTANCE OF DEMISED PREMISES: The Lessee having had opportunity to inspect the demised premises and having found the same in a satisfactory condition for its purposes hereunder, does hereby accept said premises in its present conditions. No representations, promises, or assurances, except as herein provided have been made on the part of the Lessor prior to or at the execution of this Lease with respect to the order, repair or condition of the demised premises. The Lessor is not bound by any representations, promises or assurances not herein specifically contained and Lessee will make no claim on account of any alleged representations, promises or assurances whatsoever.

7. DEFAULT: In the event the Lessee defaults in the payment of any installment of rent, or the laws of the State of South Carolina or the United States of America prohibits the performance of any terms or conditions of this Lease, or if the Lessee fails or refuses to perform fully all the warranties and representations and conditions and covenants made by it hereunder, then the Lessor shall have the right, at his option, to declare this Lease immediately terminated and to have immediate possession and to retain all improvements made and may resort to any other legal remedies provided by law for the enforcement or collection of the entire rent, to obtain possession of the demised premises,