

(b) Engaging, at the expense of Owner, such advertising agents as Company shall deem to be appropriate in order to implement an effective advertising program regarding the Property;

(c) Retaining, at the expense of Owner, such accountants and attorneys as may be approved by Owner and deemed necessary or desirable by Company in the operation of the Building;

(d) Forwarding to Owner promptly upon receipt thereof by Company (i) any and all notices of violations relating to the Property received from any governmental or municipal authorities and (ii) any and all notices of defaults by Owner under the Construction Loan, the Permanent Loan, the Ground Lease, the Bank Lease, any of the Tenant Leases or any other agreement to which Owner is a party or by which it is bound, received from the Construction Lender, the Permanent Lender, The South Carolina National Bank, any tenant under any Tenant Lease or any person or entity which is a party to any such agreement affecting Owner, as the case may be;

(e) Obtaining all licenses and permits which are necessary for the operation of the Building;

(f) Obtaining and maintaining, at the expense of Owner, such insurance (with Owner, Company, The South Carolina National Bank and Construction Lender and Permanent Lender, as the case may be, all set forth in the policies of such insurance as named insureds) as shall be reasonably appropriate in connection with the ownership of the Property and the operations conducted thereon and as may be required under the terms of the Construction Loan, Permanent Loan and Ground Lease, and delivering to Owner the original policies of such insurance or certificates thereof with proof of payment of the premium thereon, all such insurance to be obtained through insurance brokers or agents designated by Owner with insurers likewise designated by Owner;

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