

termination and other services which are usually or customarily furnished or rendered in connection with the operation of first-class institutional office buildings, all of such contracts complying with the terms of the Agreement, and, upon the request of Owner, delivering to Owner copies of the original of any or all such contracts;

(o) Purchasing, at the expense of Owner, all supplies and equipment which Company shall deem necessary or appropriate to maintain and operate the Building;

(p) Analyzing all bills received for services, work and supplies ordered in connection with the maintenance or operation of the Building and paying, from Owner's funds, all such bills, insurance premiums, water charges, sewer charges and assessments as and when the same shall become due and payable, and, upon request of Owner, furnishing to Owner proof of any such payment;

(q) Receiving from The South Carolina National Bank and all tenants or occupants under the Tenant Leases the rent and other charges payable under the Bank Lease and the Tenant Leases, respectively, and, at the written direction of Owner and at the expense of Owner, (i) engaging persons or agencies for the collection thereof, (ii) bringing legal action against The South Carolina National Bank or such tenants or occupants, as the case may be, in the event the same becomes desirable for collection of past due rent and (iii) bringing such other legal actions against The South Carolina National Bank or such tenants or occupants as may be reasonably determined to be necessary by Company;

(r) Placing and removing or causing to be placed and removed such signs upon the Property as Company deems appropriate;

(s) Repairing or restoring the Building, or any portion thereof, in the event of damage or destruction

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