

mentioned above to be paid by Tenant shall be prorated and adjusted for the tax years in which the term of this lease begins and ends. Tenant may, at its own cost and expense, undertake by appropriate proceedings to review any taxes and assessments during the term of this lease. Tenant, however, shall furnish Landlord with such security or indemnity agreements as may be reasonably required by Landlord prior to the undertaking of any such review. In any event, all such taxes and assessments shall be paid by Tenant at least three (3) months prior to the date on which the demised premises, or any part thereof, might be sold or forfeited because of the non-payment of such tax or assessment. Tenant shall promptly furnish to Landlord all paid bills for taxes and assessments, which bills, after inspection by the Landlord, shall be returned to the Tenant. Should Tenant fail to furnish evidence of the payment of any such taxes and assessments as provided for in this lease, Landlord may pay such taxes and assessments, and the amount so paid shall be paid by Tenant to Landlord on demand.

6. Tenant shall at all times during the term hereof, at its own expense, insure and keep insured in a responsible insurance company authorized to do business in the State of South Carolina, the building and improvements on the demised premises, and all alterations, extensions and improvements thereto and replacements thereof, against loss or damage by fire,