

(h) That Lessee will, at his cost and expense, provide public liability and property damage insurance covering the demised premises during the term of this lease in an amount of not less than One Hundred Thousand (\$100,000.00) Dollars for personal injury to one person, Three Hundred Thousand (\$300,000.00) Dollars personal injury to more than one person, and Ten Thousand (\$10,000.00) Dollars for property damage, for the purpose of protecting and indemnifying Lessor and Lessee against any claims arising out of the demised premises by Lessee. Lessee further covenants and agrees that he will save harmless and indemnify the Lessor from and against any and all loss, liability or expense that may be incurred by reason of any accident on the premises or from any damage, neglect or misadventure to persons or property arising from or in any way growing out of his use, misuse, or abuse of the demised premises.

(i) That the Lessor or his agents shall have the right to enter the leased premises at all reasonable hours for the purpose of inspection or making any repairs or replacements for which the Lessor is responsible.

(j) That should he fail to pay the rent herein provided or should he violate any of the terms and conditions hereof, or fail or neglect to carry out any of the covenants and agreements herein set forth, the Lessor may, at his option, declare the monthly rental for the entire period covered by this lease immediately due and payable and proceed to collect the same, or he may declare this lease terminated and take immediate possession of the premises, collecting rents up to the time of retaking.

It is mutually covenanted and agreed:

(a) That Lessor agrees only to maintain the roof and outer walls of said building during the term of this lease, and that Lessee will at his expense make all other necessary improvements or repairs to the portion of said building demised herein, including the replacement of plate glass and necessary painting. That Lessee will further provide such fixtures as he may require, which shall remain the property of the Lessee and which may

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