

thereafter during the terms of this Lease Agreement. In the event that the Lessee exercises the option to purchase as hereinafter explained, in that event the monthly rental payments shall cease upon exercise of the option. Lessors agrees to keep mortgage payments current; that in the event of default in monthly mortgage payments by Lessors, the Lessee has right to apply rental payments toward payment of mortgage.

INSURANCE & TAXES

The Lessee shall be responsible for either payment of or reimbursing the Lessors for payment of all taxes, assessments, and governmental charges of every type or character imposed on the leased premises or any part thereof, including all improvements erected thereon, during the term of this Lease.

The Lessee further agrees and shall maintain at all times during the term of this Lease fire and casualty insurance (commonly referred to as "Extended Coverage") on the buildings and improvements situate on the real property which is the subject of this Lease. Furthermore, the Lessee shall maintain said fire and casualty insurance at least in an amount equal to the outstanding principal balance of that certain Real Estate Mortgage obligation payable to United Federal Savings and Loan Association in Fountain Inn, South Carolina. The Lessee shall also be responsible for insurance coverage for the contents and personal property located within the buildings and improvements on the premises.

The Lessee further agrees to indemnify and hold the Lessors harmless against any and all claims, demands, damages, costs and expenses, including attorney fees for the defense thereof, arising from the conduct or management of Lessee's business in or on the leased premises or from any breach on the part of Lessee of any additions of this Lease,