

(\$300,000.00) in respect to one injury and Five Hundred Thousand Dollars (\$500,000.00) in respect to any one accident, and to the limit of not less than Twenty-Five Thousand Dollars (\$25,000.00) in respect to property damage.

Section 2. All policies of insurance shall be written with companies authorized to do business in the State of South Carolina. Lessee shall cause certificates of such insurance policies to be delivered to Lessor by the Company, Companies or Agency issuing the same, accompanied by evidence satisfactory to Lessor that the premiums thereon have been paid not less than thirty (30) days after the effective date of the respective policies.

Section 3. Lessee agrees to indemnify Lessor and save Lessor harmless from any and all liability, damage, expense, causes of action, suits, claims or judgments arising from injury to person or property on the demised premises or on the adjoining streets and sidewalks, except if caused by the willful or negligent act of Lessor or Lessor's agents or employees.

ARTICLE VIII

Premises To Be Used For Legal Purposes Only

THE LESSEE COVENANTS AND AGREES that during the term hereof, it will confirm to, observe all ordinances, rules, laws and regulations of the County of Greenville, and State of South Carolina, and the UNITED STATES of AMERICA, and all public authorities, board, or officers, relating to said premises, or improvements upon the same, or use thereof, and will not, during such term, permit the same to be used for any illegal or immoral purpose, business or occupation; PROVIDED, that a violation of this section shall operate as a breach of this lease only in the event that the property herein shall be closed or abated by the proper legal authorities for any illegal or immoral purpose, business or occupation. Lessee covenants through the entire term of the lease at the Lessee's sole cost and expense to make all repairs, alterations and/or additions, whether ordinary or extraordinary, that may be required by any present or future law, ordinances, regulations or statutes in connection with the occupation and use of the demised premises and all repairs which may be necessary to prevent the building or buildings and/or furniture, and furnishings from

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