

Lessor against any and all liability occasioned by accident or disaster with minimum limits of single limits of \$300,000 for bodily injury and \$25,000 for property damage for each occurrence. A renewal policy shall be secured not less than ten (10) days prior to the expiration of any policy and a certificate of the insurer, with proof of payment of premium, evidencing such insurance, shall be deposited with the Lessor upon the Lessor's request. The Lessor shall have the right to settle and adjust all liability claims against Lessor and all claims of Lessor against the insuring companies; and upon written request of the Lessor, Lessee shall at the Lessee's own cost and expense appear for and defend the Lessor in any action to which the Lessor may be made a party arising out of any such claim for insurance or damage (except those suits resulting from the Lessor's unlawful or negligent acts or in which any insurer is providing a defense that extends to the total amount of the claim).

(b) The Lessee covenants and agrees to carry fire and extended coverage insurance on all improvements on the demised premises insuring the Lessor and Lessee, as their interests may appear, against hazards customarily insured against by fire and extended coverage type of insurance as now contained in policies in effect in the State of South Carolina, in an amount equal to eighty (80%) percent of the insurable value of the permanent improvements constructed thereon, and to pay the premium or premiums on said insurance at the expense of the Lessor when due. A copy of such policy or policies shall be furnished to Lessor together with evidence of the timely payment of all premiums as and when due.

13. Loss by Fire or Other Casualty: In the event that the improvements on the demised premises are partially destroyed by fire or other casualty, the proceeds of such policy shall be used by Lessor to restore said premises to their condition

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