

provided that the first mortgagee gives its prior consent to such assignment and that the first mortgagee gives written notice of such approval.

26. Tenant shall maintain, at its own expense, public liability insurance covering the Premises for the benefit of Tenant and Landlord, with coverage of not less than \$100,000.00/\$300,000.00 for personal injury, including death, and \$100,000.00 for property damage. Said policy of insurance may be in the form of a general coverage or floater policy covering these and other premises, provided that Landlord is therein specifically covered. A copy of the policy or certificate of such insurance shall be delivered to Landlord. Such liability insurance shall also cover and include all exterior signs maintained by Tenant.

27. Landlord shall indemnify and hold Tenant harmless from and against all real estate and brokerage fees and commissions arising out of this Lease.

28. At the request of any mortgagee of Tenant, Landlord agrees to give the mortgagee written notice of any default by Tenant under this Lease and an opportunity to cure such default within a period of 30 days as to monetary defaults and 60 days as to other defaults (or if a default is not reasonably susceptible of being cured within 60 days then, mortgagee's commencing to cure and proceeding with diligence and good faith to cure within such 60 day period shall be accepted by Landlord); furthermore, Landlord shall waive defaults by Tenant which are not curable by mortgagee (for example, the dissolution or bankruptcy of Tenant). In addition, Landlord acknowledges that a mortgagee of Tenant may prohibit or restrict Tenant's rights to terminate, assign, amend or modify this Lease without the prior consent of such mortgagee.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed the day and date set opposite their respective signatures.

Landlord:

CAMEL COMPANY, a Partnership

Dated: August 14, 1980

*[Handwritten signature]*  
\_\_\_\_\_  
John M. Neal

By: Greenville Community Corporation,  
General Partner

*[Handwritten signature]*  
\_\_\_\_\_  
pres.

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