

200,000 square feet of floor space. The improvements constructed on PREMISES shall be free of liens of contractors, subcontractors, mechanics, laborers, or materials men. All carrying charges during construction of said building, including ground rent, taxes, assessments, interest upon any obligation or mortgage entered into by the Lessee for the purpose of securing funds for the completion of said building, fire insurance premiums, premium on liability insurance, financing cost, bonuses and commissions, attorney fees, organization expense, architects' fees, and other items generally classed as "overhead cost and carrying charges" of such construction shall be borne by Lessee.

EIGHTH: INSURANCE. Lessee will, during the term hereof, at all times have and keep the interest of the Lessor in such building(s) insured against loss or damage by fire under policies of insurance companies of recognized responsibility and credit and duly authorized to transact business in the State of South Carolina and in such amount as may at any time represent the full insurable value of the same, with loss or damage arising under such policies made payable to a responsible trust company in this State as the Lessor may from time to time designate. Lessee will procure such policies or certificates evidencing coverage from time to time and cause the same to be deposited with a Trustee (or escrow agent) as designated by Lessor and pay Trustee's reasonable charges for the custody of the same as well as for all reasonable services by it to be rendered under this clause. All amounts received upon such policies, however, shall be available to the Lessee for the reconstruction or repair, as the case may be, of any such building or buildings. In the case of the work of reconstruction or repair being entered upon promptly and prosecuted with reasonable dispatch and there being no default on the part of the Lessee in the performance and observance of the covenants hereof, the Trustee, from the amounts received on such policies, shall from time to time, as far as is necessary, pay out the amount or amounts by it so received on the estimates of any responsible architect having supervision of such construction or repair, certifying that the amount of such estimate is being applied to the payment of the reasonable cost of such construction, subject, however, in case of a plan of reconstruction being adopted which will require an expenditure of an

B  
1  
9  
0

4328 RV-2

M.C.