

and all equipment and personalty associated with the use of such improvements, in a company or companies licensed to do business in the state of South Carolina against loss by fire, windstorm and other hazards and contingencies in an amount equal to their full insurable value and for such period of time as this Contract may be in force, and all such insurance policies shall show Seller as an additional insured. A copy of said policy or policies, together with proof of payment of premiums, shall be delivered to Seller upon its request.

(c) MAINTENANCE. Purchaser shall keep said property, together with all improvements thereon, including all utilities in good and sufficient condition and repair, and shall also redecorate, paint and renovate the said premises as may be necessary to keep them in proper condition and good appearance.

(d) REMOVAL OF IMPROVEMENTS. Purchaser shall not remove, demolish or otherwise destroy or alter any improvements located upon the property without the written consent of Seller, nor shall Purchaser commit or suffer any waste, impairment or deterioration of any improvements to the property or any part thereof. In the event of default or abandonment, all improvements added by Purchaser and forming a part of or becoming a fixture to any improvement constructed or erected by Seller shall remain with and become a part of any such improvement constructed or erected by Seller.

5. DISCLAIMER BY SELLER.

To the extent permitted by law, Seller has entered into this Contract without any representation on its part as to the present or future condition of the property and/or improvements described herein. Seller shall not be responsible for any defect or change of condition in or about the premises nor for any damage to the same, except as otherwise specifically set forth herein. Purchaser shall be solely responsible for maintenance of the premises in a good and safe condition, and Seller shall not be responsible for any injury to any persons, nor for damage to any goods or things occasioned by any defect or condition in or relating to the premises, and Purchaser shall keep, save and hold harmless Seller from any and all damages and liabilities for anything and everything whatsoever arising from or out of the occupancy by or under the Purchaser, the Purchaser's agents or servants or from any loss or damage arising from any fault or negligence