

South Carolina, the limits of liability in such policy or policies shall be at least ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) and THREE HUNDRED THOUSAND DOLLARS (\$300,000.00) for bodily injury and TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) for property damage. Tenant agrees that Landlord shall be named as an insured in such policies and that a certificate stating that such insurance is in full force and effect shall be delivered to Landlord prior to the time Tenant takes possession or otherwise enters the building for any purpose.

10. In the event that Tenant does not perform its obligations hereunder other than for the payment of rent, Landlord may perform the same for the benefit of Tenant and/or Landlord, the cost of such performance then being added to the rental payment hereunder as additional rent.

11. In no event shall Tenant have any right to assign his rights under this lease or to sublet the premises to any party without the written consent of Landlord which consent may be withheld in the sole discretion of Landlord.

12. Tenant hereby warrants that as of the date of execution of this lease Tenant is an unmarried male. In the event that during the term of this lease Tenant becomes married, then the spouse of Tenant shall upon the date of such marriage endorse this lease as a party tenant. In the event that such spouse declines to so endorse this lease, Landlord shall have the right and option to terminate this lease upon sixty (60) days notice to Tenant.

13. During the last six (6) month term of this lease, Landlord shall have the right to place 'For Rent' and/or 'For Sale' signs on the property and to show the property to potential tenants and/or purchasers and reasonable times upon reasonable notice to Tenant. For the purpose of this paragraph, reasonable time shall be between the hours of 9:00 a.m. and 5:00 p.m., Monday through Saturday and reasonable notice shall be six hours or more.

14. All notices required by this lease shall be deemed to have been delivered as of the date the same are mailed, by Registered or Certified mail

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