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are hereby waived by Buyer. If waiver(s) of subrogation by the Buyer's insurance carrier(s) can be obtained without any additional premium or cost to Buyer, or if Seller agrees to reimburse Buyer for any such additional premiums or costs, Buyer shall promptly procure and deliver to Seller waiver(s) of subrogation from such carrier(s).

8. Insurance. (a) Buyer shall provide at his expense, and keep in force during the term of this Agreement, general liability insurance in a good and solvent insurance company or companies licensed to do business in the State of South Carolina in the amount of at least Three Hundred Thousand and No/100 (\$ 300,000.00) Dollars with respect to injury or death to any one person and One Million Dollars (\$ 1,000,000.00) with respect to injury or death to more than one person in any one accident or occurrence, and One Hundred Thousand Dollars (\$ 100,000.00) with respect to damage to property. Such policy or policies shall include Seller as an additional insured thereon.

(b) During the term of this Agreement, Seller shall keep the properties and all buildings and improvements at any time erected on the properties insured for the benefit of Seller and Buyer, as their respective interests may appear, against loss or damage by fire and extended coverage, commonly called "All Risks Coverage", in amounts not at any time less than the amounts due Seller hereunder. All proceeds payable at any time and from time to time by an insurance company under such policies shall be payable to

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