

A. That the Lessor is the sole and lawful owner of the leased premises and has full right and authority to lease the same upon the terms herein set out.

B. That Lessee, so long as no default exists in the payment of rent, or in the performance of Lessee's other covenants contained herein, shall peacefully and quietly hold and enjoy the leased premises for the term hereof provided that this lease shall not imply any obligation of the Lessor to keep said leased premises or any part hereof in good repair.

V.

Lessee agrees to carry fire insurance on the building on the premises hereby leased during the entire term of the lease, said policy to be written in the name of and for the benefit of the Lessor and the Lessee as their interests may appear. Lessee shall maintain fire insurance on the contents in the building on the premises hereby leased during the entire term of this lease and any renewals thereof. The Lessee shall at its own expense furnish the Lessor contingent liability insurance in some company permitted to operate in the State of South Carolina, in such sums and with such coverage as to the Lessor shall be satisfactory. Such insurance is to be procured at the time of delivery of possession of said premises and buildings to the Lessee and shall be kept and maintained in full force and effect during the entire time of the lease and any renewals thereof. In the event of failure of the Lessee to procure contingent liability insurance as provided above, and to pay the premium or premiums thereon, or to properly maintain and keep in force said insurance, the Lessor shall have the right and privilege to procure such insurance and to pay the premium or premiums thereof, which amount shall be deemed so much additional rent, and shall be due and payable with the next installment of rent due thereafter.

VI.

Lessor may card premises "For Rent" or "For Sale" thirty (30) days before termination of this Lease. Lessor may enter the premises at any reasonable hour, to exhibit the same to prospective purchasers; and to make repairs required of Lessor under the terms hereof.

VII.

Should the premises herein leased be partially damaged by fire or otherwise, or by reason thereof, at any time during the term hereof or

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