

Assurance Company, the insurance required hereunder shall satisfy any and all requirements of that Lender. 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 the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) for bodily injury and the sum of Fifty Thousand and 00/100 Dollars (\$50,000.00) for property damage. 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 renewals hereof, Lessee shall cause the same to be promptly repaired.

In case the premises hereby demised shall be damaged by fire or otherwise to the extent of seventy-five percent (75%) or more of the entire improvements constituting the premises, and the Lessor shall decide not to restore the same as at the time of beginning this lease, then upon notice by the Lessor of its decision to terminate, this lease