

Tenant also agrees to pay such other charges as shall accrue under paragraphs (c), (d), and (e).

(c) Insurance. Tenant shall provide at its sole cost and expense the hazard and liability insurance for the leased premises required under Article VIII of that certain Loan Agreement dated as of February 1, 1983 among Tenant, Landlord and First National Bank of South Carolina. All proceeds of casualty insurance shall be used to restore the leased premises to their condition immediately to the occurrence of the damage. However, if the cost of such restoration exceeds the amount of the insurance proceeds, then Landlord and Tenant each shall have the option to terminate the lease.

(d) Taxes. Tenant shall pay promptly when due at its sole cost and expense all real and personal property taxes and assessments on the leased premises.

(e) Maintenance and Utilities. Tenant shall pay for all maintenance of the leased premises and at the expiration of the lease term shall return the leased premises to Landlord in the same condition that the leased premises were in at the commencement of the lease term, ordinary wear and tear only excepted. Tenant shall also pay for all utility costs, including water, electricity, gas, and telephone service.

(f) Alterations to Premises. Any substantial changes to the leased premises, including the cutting of trees and erection of signs, by either Landlord or Tenant shall require the approval