

additions, and changes thereto made by the Lessee, insured against loss, both partial and total, or damage by fire or other casualty and causes covered by the customary standard extended coverage applicable to property of similar character located in Greenville, South Carolina, in an amount not less than 100 percent of the actual replacement value of the improvements including repairs, replacements, alterations or additions thereto. All such insurance shall be written in a company or companies, and with policies, acceptable to Lessor and all such policies shall include Lessor as an insured and as loss payee.

All proceeds of such insurance in case of any loss or damage shall be used toward full compliance with the obligation of Lessee assumed under paragraph II hereof to the extent that such proceeds are required for such purpose and any balance of such proceeds shall be released to Lessee. Failure of Lessee to comply in any respect with such obligations shall constitute an immediate assignment of, and entitle Lessor to, any and all insurance proceeds payable to or received by Lessee as a result of such loss or damage.

The Lessee shall also maintain "plate glass insurance" against loss or damage arising from the plate glass in the building in an amount acceptable to the Lessor.

The Lessee shall also maintain rent or rental value insurance against loss of rent or rental value due to fire or other casualty in an amount equal to the rent for the entire lease period, including any extensions thereto, of the demised premises including all taxes and assessments payable by Lessee.

The Lessee shall also maintain general liability insurance covering the premises in accordance with the requirements of the State of South Carolina and as are customary in the operation of a business of the type for which the premises are being leased. Such general liability insurance shall be in an amount or amounts as are acceptable to the Lessor.

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