

ARTICLE VII

GENERAL COVENANTS

Section 7.01. The County has entered into the Lease Agreement requiring the paying of such amounts and the doing of such acts by the Lessee as will require and enable all of the covenants and agreements of this Indenture to be fully performed. The County covenants and agrees that so long as any of the bonds remain outstanding it will preserve and enforce all of the provisions of the Lease Agreement and will not permit any change or variation in the terms thereof detrimental to the payment, redemption or security of the bonds except as provided in Article VIII hereof. If for any reason while any bonds remain outstanding and unpaid the Lessee ceases to use and occupy the Project the County covenants and agrees, after having made all reasonable efforts to enforce compliance with the terms of the Lease Agreement, that the County will exert its best effort, but at no expense to the County, to cause the Project to be leased to another tenant or tenants pursuant to a new lease.

Section 7.02. The County further covenants and agrees that it will faithfully and punctually perform or cause to be performed all duties with reference to the Project required of the County by the Constitution and laws of the State of South Carolina and by this Indenture.

Section 7.03. The County further covenants and agrees that so long as any of the bonds remain outstanding it will not sell, convey, transfer, mortgage or encumber all or any part of the Project or any of the rental income or other revenues therefrom except as may be specifically herein permitted.