

1112-70

of the Lessor. The Lessor will make all necessary major repairs to the roof, outside walls and the structural portions of the building as soon as is reasonably possible after having been notified by the Lessee that such repairs are necessary. At the expiration of the Lease the Lessee will surrender the premises to the Lessor in as good condition as they were at the beginning of the term hereof, reasonable wear and tear and damage by fire or other casualties and acts of God excepted.

6. INSURANCE. The Lessor at all times during the term of this Lease, at his expense, will keep the building situated on the leased premises and all real property improvements thereof insured against loss or damage from fire and extended coverage hazards with responsible companies authorized to do and doing business in the State of South Carolina. The proceeds of any loss insured against will be payable to the Lessor. The insurance coverage on the Lessee's contents of the building shall be at the Lessee's expense and at no expense to the Lessor.

7. TAXES. Lessor agrees to pay while this lease is in force, all ad valorem taxes and assessments imposed or assessed against the leased premises. Lessee agrees to pay any personal property taxes which may be levied against its property on the leased premises.

8. USE OF PREMISES. Lessee will make no unlawful or offensive use of the premises and will comply with all ordinances and regulations of duly constituted governmental authorities.

9. DAMAGE OR DESTRUCTION. If the building on the leased premises is partially damaged by fire, other casualty or act of God, but can be repaired within a period of sixty (60) days, then the Lessor will promptly and diligently repair the same, and while the premises or any part thereof are unfit for use the rental herein specified shall abate as to the portion of the premises which cannot be used. In the event the building on the leased premises is damaged by fire, other casualty or act of God and cannot be repaired within a period of sixty (60) days, the Lessor shall have the option, exercisable by written notice to Lessee within thirty (30) days of the loss to terminate the Lease. If Lessor does not elect to terminate, Lessor will with all due diligence and at Lessor's expense, restore and rebuild the premises. Lessee agrees that no liability is assumed by Lessor for acts of the Lessor that may cause

JWS
WMT

0708

4328 RV-2