

shall agree from time to time, when requested, to issue to the Landlord or Tenant, or persons designated by either of them, its certificate to the effect that there has been issued and delivered to it and in its name, as Trustee, policies of insurance against fire or other casualty in the amount for which they may be written, under the terms and for the purposes set forth in said agreement.

It is further understood and agreed that the commission or charge made by the First National Bank of Greenville, S. C., or other Trustee for acting as Trustee under such agreement shall amount to a sum equal to one per cent (1%) of the proceeds from said policies paid to the Trustee up to, but not exceeding, \$500.00, and that said commission or charge shall be paid by said Trustee out of the proceeds from said insurance fund.

PUBLIC LIABILITY INSURANCE

The Tenant further agrees that it will, at its own cost and expense, obtain and maintain public liability insurance during the term of this lease in the amount of not less than \$50,000.00 for injury or death to one person and \$100,000.00 for injury or death to more than one person arising out of one accident. Said insurance shall be for the benefit of the Landlord and Tenant as their interests may appear with respect to the said leased premises. The said insurance shall be in solvent companies authorized to do business in the State of South Carolina which are satisfactory to the Landlord (such satisfaction not to be unreasonably withheld). Said public liability insurance shall protect and indemnify the Landlord from any and all claims for damages and liabilities resulting from injury to persons or from loss of life sustained by anyone whomsoever in or about the leased premises or any part thereof or adjoining sidewalks, streets, yards and passageways. Tenant shall have the right to cause such coverage to be placed in the form of a blanket policy covering the leased premises, together with other places of business occupied by Tenant, provided that in so far as the leased premises are concerned, such blanket policy includes Landlord. If, however, Tenant does not obtain such liability insurance at the time of the beginning of the term hereof, or if Tenant fails thereafter to