

Lessee, however, shall pay all taxes and license fees of every kind and nature which may be assessed against its merchandise or its operations and further it shall fully cover and protect its property against loss by fire or otherwise and further it shall cover its employees with Workmen's Compensation Insurance. Should the Lessee at any time desire to contest the validity or amount of any taxes or assessment which may be charged against it, it shall be authorized to do so either in its own name or in the name of the Lessor, without violating the terms hereof, provided that in the event of such contest it shall provide property indemnity to the Lessor against any liability accruing against it by reason of such contest. Social Security and other payroll deductions and returns shall be made separately by the Lessee or its employees.

20. The Lessee hereby covenants and agrees that it will promptly comply with all governmental regulations in the operation of its departments and that it will, at its own expense, defend any action or actions that may be commenced and pay any judgment or judgments that may be rendered and pay any penalty or penalties that may be imposed on account of or in connection with such operations, whether the same involve the Lessee, the Lessor, or both Lessee and Lessor, provided that said indemnity and obligation shall not be applied to any claim attributable to the operations of the Lessor as distinguished from the departments operated by the Lessee, and with the right to the Lessee to contest any action or actions referred to above to final judgment, including such appeals as may be thereto.

21. It is further understood and agreed that in the event of a total or partial destruction of the premises of the Lessor by fire or other casualty to the extent that Lessee's business cannot be carried on, for a period of ninety days, then either party to this agreement shall have the right to declare this lease and all of its terms and conditions terminated and ended.

22. In case a receiver is appointed for either the Lessor or the Lessee by any Court of competent jurisdiction, or in case of bankruptcy or insolvency of either the Lessor or the Lessee, or in case any lawful officer of the State of South Carolina or the United States has in his hands an execution calling for the payment of any sum or sums of money from either the Lessor or the Lessee which the said Lessor or Lessee is unable to pay, then and in each and every such case, this lease shall terminate, end, and become null and void. The term "execution" as used above shall be construed as meaning a final execution after the exhaustion of all rights of appeal.

(CONTINUED ON NEXT PAGE)