

leased premises resulting from any action taken by Lessee under this section 2.5 of this lease.

3.1 Lessor agrees that the leased premises may be used and occupied as a place of business for warehousing, manufacturing, storing, distributing, shipping, filling, packaging and repackaging merchandise, for offices, or for any other lawful purpose not inconsistent with the character of the premises and any applicable laws, ordinances or regulations.

3.2 Lessee agrees, at its own expense, to keep the building and improvements in good order and repair, wear and tear from reasonable use, natural deterioration, and damage by fire or other unavoidable casualties and the elements excepted.

4.1 Lessee shall maintain insurance with respect to the premises of the following types and in the following amounts:

- (a) Fire insurance with extended coverage in an amount not less than the Cost (excluding land and foundations), less depreciation at the rate of $2\frac{1}{2}\%$ per annum, or the replacement cost, whichever is lower.
- (b) Insurance covering public liability as will fully protect Lessor and Lessee against claims of any and all persons for personal injury, death, or property damage occurring in or about the premises, such insurance to afford protection to the limit of not less than \$200,000 for injury to one person, and \$1,000,000 for injury to more than one person in one accident, and \$1,000,000 for damage to property.

4.2 Each insurance policy shall:

- (a) Be issued by an insurance company of recognized standing, reasonably satisfactory to Lessor;
- (b) Be in the standard form acceptable in the State of South Carolina; and