

to make, at their own expense, such changes, improvements, alterations and additions to the demised premises as Tenants may desire. Any changes, improvements, alterations and additions made by Tenants shall immediately become the property of the Landlords and shall be considered as a part of the herein demised premises. Subject to the rights of adjoining owners, Tenants may remove any party or other wall between the demised premises and any adjoining premises. So far as the Landlords have power to grant the right, the Tenants may extend any basement in the demised premises now existing or hereafter constructed so as to use the space beneath the sidewalks abutting on the demised premises. Landlords agree, without expense to Landlords, to cooperate with Tenants in securing such building or other permits as may be necessary to accomplish any of the work.

Tenants further agree that, prior to the termination of this lease or any renewed term thereof, they will, at the request of the Landlords, restore any walls or partitions that were removed by them in making improvements, alterations or additions. However, if by the removal of any walls, except outside walls or partitions and the removal of such did not substantially impair the value of said building, restoration will not be required of the Tenants. However, the Tenants, upon request, will restore any entrances to the front, side and rear of the building that may have been closed in making such improvements, alterations and additions.

14. That the Tenants shall have the right to place signs or other advertising devices, electrical or non-electrical, either parallel to the building or at any angle thereto, at or on either the front, back, roof or sides of such building, provided such signs or other advertising devices are constructed and maintained in accordance with the laws of the State of South Carolina and the ordinances of the City of Greenville.

15. That if, during the term of this lease or any renewal thereof, more than ten per cent (10%) of the floor area thereof shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, then Tenants shall have the option of terminating this lease, in which case any unearned rent, taxes, assessments, water rates, or other charges paid in advance, shall be refunded to the Tenants. In the event only a portion of the herein demised premises shall be taken in any such condemnation or other proceedings, then the rent shall be reduced in the proportion that the amount of floor space in the demised premises is reduced by such condemnation or other proceedings. In any proceedings whereby all or a part of said premises are taken, each party shall be free to make claim against the condemning party for the amount of the actual provable damage done to each of them by such proceeding.

16. That (1) Tenants shall have the option to extend the term of this lease upon the same terms and conditions as those herein specified for an additional

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