

examination, however, shall be without prejudice to the rights of either Lessor or Lessee to recover compensation and damage caused by condemnation from the condemnor. It is further understood and agreed that neither the Lessee nor Lessor shall have any rights in any award made to the other by any condemnation authority.

15. During the original and any renewal term, Lessor agrees to carry fire and full extended coverage insurance on the demised premises in an amount equal to not less than 80% of the insurable value of the permanent improvements thereon in solvent and responsible companies authorized to do business in the State of South Carolina.

Should the permanent improvements or any part thereof at any time constituting the demised building be partially or totally destroyed by fire or other casualty, the same shall be restored to its condition just prior to said loss by and at the expense of Lessor, without unnecessary delay. From the date of any such damage occurring on or after the commencement date of this lease until the demised building is fully restored to its former condition, the rental payable under this lease shall abate in the proportion the part of the demised building rendered untenable bears to the whole. Provided, however, if, during the last two years of the original or any extended term of this lease and before Lessee shall have given Lessor notice in writing of Lessee's intention to exercise Lessee's option to extend the term of this Lease, then in effect, said improvements are destroyed or damaged to the extent of fifty (50%) per cent or more of the then value of the demised building, then either party hereto may

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