

deprive the Tenant of quiet and peaceful possession of the demised premises during the term hereof which shall have been adjudged by a Court of competent jurisdiction to be due and lawful and brought about or through the default of the Landlord, then the Tenant shall have the power to pay, satisfy or otherwise correct and cure such lien, judgment or other legal processes and to deduct such payments from the rent herein agreed to be paid unto the Landlord.

11.

The Tenant agrees at its own expense to insure and keep insured the building or buildings thereon against loss or damage by fire and by extended coverage for not less than Eighty (80) percent of its insurable value, as of this date, in responsible insurance companies licensed in the State of South Carolina, such insurance to be made payable in case of loss to the Tenant and Landlord, jointly. If said building or buildings are damaged less than Fifty (50) percent the building is to be repaired and restored using the proceeds of insurance money. Such repairs are to be made within six months from date of damage. Rent as provided herein to continue during such repair period. If said building or buildings are damaged more than Fifty (50) percent the Tenant has the choice of either rebuilding or repairing using the proceeds of insurance money or it can elect to pay the proceeds of insurance over to the Landlord in which event the Tenant shall be relieved of all future covenants, agreements and obligations hereunder.

12.

If at any time during the term hereof any legal authority exercising eminent domain shall condemn or acquire title to any portion of the demised premises, then and in that event the rent herein stipulated at that time shall be reduced by the same percentage which the area of land of the premises so taken bears to the total area of land herein demised. In the event of the condemnation or acquisition of title of the entire demised premises under powers of eminent domain, or in the event of condemnation or acquisition under said power of such a large proportion of the demised premises that the remaining portion cannot reasonably be