in policies in effect in the State of South Carolina, with such

companies and mortgagee endorsements as may be requested by

the Lessor in an amount equal to eighty (80) per cent of the

insurable value of the permanent building improvements constructed

thereon, and to pay the premium or premiums on said insurance at

the expense of the Lessee when due.

16. LOSS BY FIRE OR OTHER CASUALTY: In the event that

the improvements on the demised premises are partially destroyed

by fire or other casualty, the proceeds of such policy shall be

used to restore said premises to their condition prior to said

loss and the rental due and payable under the terms of this lease

shall be abated in proportion that the portion of the improvements

rendered untenantable by said fire or other casualty bears to the

whole of the improvements. In the event the permanent improvements

should be totally destroyed by fire or other casualty, the rent

shall be abated in its entirety and the entire proceeds of such

policy shall be used to restore said premises to their condition

prior to said loss without unnecessary delay after which said rent

shall again accrue. Any additional costs which may be necessary

to restore said premises in the event of a total loss shall be borne

by the Lessee, after which the rental shall be in the same amount as

prior to said total loss. Any insurance policy required under the

terms of this paragraph shall contain a loss payable endorsement to

the Lessor, Lessee and any mortgagee as their interest may appear.

A copy of such policy or policies certified by the agent as in full

force and effect shall be delivered to the Lessor and any mortgagee

of the premises.

17. CONDEMNATION: If all or any portion of the demised

premises is taken under any condemnation or eminent domain pro-

ceeding and if the remaining portion thereof is, in the sole

judgment and discretion of an arbitration board, set up as here-

inabove provided in paragraph 5 (e), untenable, unuseable or

inadequate for Lessee's purposes, this lease shall terminate on