

If such damage or destruction renders the premises entirely unfit for use in the operation of the business of the Tenant thereon, the fixed rent hereinabove stipulated in this lease shall be abated for the period between the date of such damage or destruction and the date upon which the premises have been fully repaired or restored and become again available for business use, said abatement of fixed rent, however, not to extend over a period of time of more than six months from the date that the loss, damage or destruction by fire or other casualty occurs. If such damage or destruction is of such nature that the Tenant is deprived of such use for business purposes of only a part of the leased premises, the fixed rent hereinabove stipulated for the period between the date of such damage or destruction and the date of the completion of such repairs, rebuilding and replacement by Tenant shall abate in the proportion which the area of that part of the premises which is not available for business use bears to the area of the entire premises, such proportionate abatement not to extend over a period of time of more than six months from the date that the loss, damage or destruction by fire or other casualty occurs.

In case of total or partial damage or destruction by fire or other casualty, the Tenant shall not have any claim against the Landlord by reason thereof other than hereinabove stipulated except with respect to the insurance money in event of damage or destruction by fire or other casualty as hereinafter provided.

If such damage or destruction shall have been due to fire or other casualty which is covered by insurance carried by the Tenant, the First National Bank of Greenville, S. C., as Trustee, or such other trustee as may have been designated in accordance with the provisions of this lease, to whom said insurance moneys shall have been paid, shall pay over to the Tenant in installments from time to time as the work of such repairs, rebuilding or replacement progresses, or architects' certificates showing completion of and payment for such work, but solely for that purpose, any such payments as shall have been paid as a result of such insurance policies in effect at the time of such damage or destruction, less the commission or charge up to but not exceeding \$500.00 made by such trustee for acting as