

improvements to a condition equal or greater in value to that just prior to said loss.

INSURANCE. Tenant shall, during the entire term hereof, keep the demised premises, including all improvements, alterations, additions and changes in and to the demised premises made by Tenant, insured against loss or damage by fire or other casualty covered by the customary standard extended coverage applicable to property of similar character located in Greenville, South Carolina, in an amount equivalent to the cost of rebuilding same, excluding the cost of foundations and excavations below the lowest level of the ground.

All proceeds of such insurance in case of loss or damage shall be used toward the full compliance with the obligation of Tenant assumed under the above paragraph captioned "Damage Clause" to the extent that such proceeds are required for such purpose, and any balance of such proceeds shall be released to the Tenant.

TAXES. As a part of the consideration of this lease, and in addition to the cash rental hereinbefore provided, the Tenant covenants and agrees to pay, before any fine, penalty or costs be added thereto for nonpayment thereof, all real estate taxes on the demised premises including all improvements to be erected thereon, and to make all payments on account of assessments against the demised premises and such improvements for local betterments, which are levied or assessed against the demised premises and which become payable during the term hereof, when they shall respectively become due and payable to the end that the Landlord shall receive the cash rent herein specified free and clear of all real estate taxes, and payments on account of such assessments which become payable during the term hereof provided, however, that Tenant shall pay only its prorata share of said real estate taxes and assessments which become payable during the years in which the terms of the within lease begins and ends, and provided further, that the Tenant shall not be chargeable with, nor obligated to pay, any income, inheritance, devolution, gift, franchise or estate tax which may at any time be levied or assessed against, or become a lien upon the demised premises or the rents payable