

angle thereto, at or on either the front, back, roof or sides of such building provided such signs or other advertising devices are constructed and maintained in accordance with the laws of the State of South Carolina and the ordinances of the City of Greenville.

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CONDEMNATION. That (1) if, prior to the date on which Tenant opens its store for business in the enlarged building hereinbefore referred to, the demised premises or more than ten percent (10%) of the floor area thereof, shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, or (2) if, subsequent to the date on which Tenant opens its store for business in said enlarged building, all of the demised premises, or more than ten percent (10%) of the floor area of all of said enlarged building (including the demised premises) which is at the time of the condemnation or other taking leased to Tenant or to its sublessee or assignee, shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, then in either event, Tenant shall have the option of terminating this lease, in which case any unearned rent, taxes, assessments, water rates, or other charges paid in advance shall be refunded to the Tenant. In the event only a portion of the hereindemised premises shall be taken in any such condemnation or other proceeding, then the rent shall be reduced in the same proportion that the amount of floor space in the demised premises is reduced by such condemnation or other proceeding. In any proceedings whereby all or a part of said premises are taken, each party shall be free to make claim against the condemning party for the amount of the actual provable damage done to each of them by such proceeding.

OPTIONS TO EXTEND.

(1) Tenant shall have the option to extend the term of this lease upon the same terms and conditions as those herein specified for an additional period of fifteen (15) years from the end of such term by giving Landlord written notice of Tenant's exercise of said option at least twelve (12) months before the end of such term, except that the rental during said