

lands at the assessed value existing at the commencement of this term and on the building as the value may be assessed in the first year after the completion of its construction. Lessees shall pay any increase in taxes on the lands and building covered by this Lease caused by an increase in the assessed value of such lands and building in the future over and above the assessed value of said lands and building.

X.

Lessors shall and will during the full term of this Lease, and at their own costs and expense, keep the leased structure, exclusive of the contents therein, fully insured against loss or damage by fire or other hazard.

Lessees covenant and agree to carry such other insurance as will adequately protect Lessors from any and all claims for personal injury, including death, and for any property damage which may arise from operations under this contract. Certificates of such insurance shall be filed with the Lessors if they so require and shall be subject to their approval for adequacy of protection.

XI.

If the whole or any part of the premises hereby leased shall be condemned or taken by the City of Greenville, or by any County, Federal, State or other authority for any purpose, then the term of this Lease shall cease on the part so taken from the date possession of that part shall be required for any purpose and the rent shall be paid up to that date, and from that date the rent shall be reduced in proportion to the amount of the premises taken for such public purpose. All damage awarded for such taking for any public purpose

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