

with all requirements of the County Ordinances of Greenville pertaining to fire hazards.

(11) In the event the building situate on said premises shall, at any time, without fault of the Lessee, be destroyed by fire, explosion or from other cause, the Lessee shall so notify the Lessor in writing and the Lessor shall have fifteen (15) days in which to inform the Lessee in writing whether the Lessor will reconstruct the building or cancel the Lease, this option being solely that of the Lessor. In the event the Lessor shall determine to reconstruct the building, the Lessor covenants that they will use their best efforts to expedite such restoration in every way possible under the conditions then prevailing. The rent therein reserved shall, in the event of said destruction, be suspended and shall cease to be payable until the said building shall be restored and made fit for occupancy.

(12) In the event the building situate on said premises shall, at any time, without fault of the Lessee, be partially destroyed or rendered unfit for occupancy, then the rent therein reserved or a fair and just portion thereof, according to the nature and extent of the damage sustained, shall, until said building shall be restored and made fit for use, be suspended and cease to be payable. In the event of the application of this clause, the Lessor covenants that it will use its best efforts to expedite the restoration of the building in every way possible under the conditions then prevailing.

(13) Upon termination of this Lease, either by its own limitation or otherwise as herein provided, the Lessee agrees to bind itself to yield up and surrender the possession of said premises to the Lessor in good, clean condition with all mechanical items, including heating and cooling being in good working order, the casualty of fire, wind, water or other casualty being expressly accepted.

(14) Notwithstanding any other provision contained in this Lease, the following are applicable:

(a) In the event the Lessee or its successors or assignees shall become insolvent, bankrupt, or make an assignment for the benefit of the creditors, or if it or their interests hereunder shall be levied

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