

prepayment, as provided in the Note) if any of the events set forth in the following clauses shall have occurred:

(a) The Building shall have been damaged or destroyed (i) to such extent that it cannot be reasonably restored within a period of four (4) months to its condition immediately preceding such damage or destruction; or (ii) to such extent that the Lessee is thereby prevented from carrying on its normal operations at the Project for a period of four months; or (iii) to such extent that the cost of restoration thereof would exceed by \$1,000.00 the sum of the Net Proceeds of insurance carried thereon pursuant to the requirements of Section 6.4(a) and (b) hereof and the deductible amounts for which the Lessee is self-insured with respect to the Project to the extent permitted by this Agreement.

(b) Title to, or the temporary use of, all or substantially all the Project, or such part thereof as shall, in Lessee's judgment, materially interfere with the operation of the Project for the purpose for which the Project is designed, shall have been taken under the exercise of the power of eminent domain by any governmental body or by any person, firm or corporation acting under governmental authority (including such a taking or takings as results in the Lessee being thereby prevented from carrying on its normal operations at the Project for a period of four months).

(c) As a result of any changes in the Constitution of South Carolina or the Constitution of the United States of America or of legislative, regulatory, or administrative action (whether state or federal) or by final decree, judgment, or order of any court or administrative body (whether state or federal) entered after the contest thereof by the Lessee in good faith, this Lease shall have become void or unenforceable