

CONDEMNATION OF LEASED PREMISES: If substantially all of the leased premises shall be taken for public or quasi-public authority under the power of eminent domain, then the term of this lease shall terminate as of the date possession shall be taken by such authority and the rent shall be paid up to that date with a proportionate refund by the Lessor of any rent paid in advance. In the event of such a termination of this lease, the Lessee shall be entitled to claim in the condemnation proceedings along with the Lessor. In the event any dispute arises as to the apportionment of any condemnation proceeds, then an arbitration shall be established in accordance with procedure set forth in Section 10-22, Code of Laws of South Carolina, as Amended.

If less than substantially all of the leased property shall be taken (so that the business can be effectively operated), this Lease shall not terminate and the Lessor shall promptly reconstruct and restore the remainder of the building and other improvements on the leased property so that the remainder of the building and other improvements when complete shall be substantially the same in character as prior to such partial taking. The proceeds from the condemnation proceedings of such partial taking shall be paid to the Lessor in the amounts so expended by it for restoration and reconstruction of the premises, with the balance of said proceeds to be paid to the Lessor and Lessee, jointly, with the understanding by and between the parties hereto, that the matter of division, or apportionment of proceeds, can be arbitrated if an agreement is not reached by the parties hereto, as in accordance with the procedures set forth hereinabove. In the event that partial taking does not render the premises unsuitable for the Lessee's business operation, then if an agreement between the parties as to the amount of rental cannot be determined, the matter shall be set before an arbitration committee as described and outlined hereinabove.

FIRE: If the premises are damaged by fire or other insured casualty to the extent of less than one-half of the then value of the

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