

covered by the customary standard extended coverage applicable to property of similar character located in Greenville, South Carolina, with an insurance company or companies authorized to do business in the State of South Carolina, in an amount equivalent to the cost of rebuilding same. All proceeds of such insurance in case of such loss or damage shall be used toward the full compliance with the obligation of the Lessor assumed under Paragraph 10 of this Lease Agreement, to the extent that such proceeds are required for such purpose. It is expressly agreed that Lessor's insurer or insurers shall have no right of subrogation against the Lessee under any such policy or policies.

The Lessor further agrees to cause the insurer or insurers issuing the hazard insurance policy or policies to cause an endorsement to be issued that in the event such policy is cancelled (including failure to renew) by the Lessor, notice thereof shall be given the Lessee at least ten days prior to said cancellation. In such event, if Lessor fails to procure a hazard insurance policy to the end that at all time the risk is shifted to an insurance company, then Lessee is hereby given the right to procure such a policy or policies to be issued in the names of the Lessor and Lessee, as interests may appear, and the cost of the premium thereof shall be deducted from the rentals next due and payable under this Lease Agreement.

It is further agreed that the Lessee shall pay as additional rent any and all increases in premiums on any such hazard insurance policies which result from special use of the building for more haz-