

fixtures and equipment used by a banking institution (which equipment shall include but shall not be limited to vault doors, drive-in service windows, tellers' windows and other such related equipment, but excluding lighting fixtures and permanent heating and air-conditioning equipment, except such lighting fixtures and permanent heating and air-conditioning as shall be simultaneously replaced by Tenant with such fixtures and equipment of at least equal value). Tenant shall repair any damage that may be done to the building or premises resulting from the removal of said fixtures and equipment.

ARTICLE 10. DAMAGE CLAUSE

10.01 Should the whole or any part of the improvements at any time standing on the Demised Premises be partially damaged or wholly destroyed by fire or other causes after the commencement of the term of this lease, such destruction or injury shall not operate to terminate this lease, but this lease shall continue in full force and effect, and Landlord agrees at its own expense without unnecessary delay, to restore or rebuild said improvements to a condition equal or greater in value to that just prior to said loss. ^{with} ~~No Rent~~ ^{continue to} shall be paid during any period the premises remain sufficiently damaged to render Tenant unable to use said premises for the normal operation of Tenant's business. The term of this lease shall be automatically extended for the length of time said premises remain unusable.

ARTICLE 11. INSURANCE

11.01 Tenant, during the entire term hereof, shall keep the improvements located upon the Demised Premises, including all repairs, replacements, alterations, additions and changes thereto made by Tenant, insured against loss or damage by fire and causes covered by the customary standard extended coverage applicable to property of similar character located in Greenville, South Carolina, in an amount equivalent to the cost of rebuilding and restoring same. All such insurance shall be written in a company or companies

0.987

4328 RV.2