

If less than the entire leased premises are taken under or pursuant to the exercise of a power of eminent domain, this lease shall continue in full force and effect as to the remaining portion of the premises, but the Lessee shall be entitled to an equitable reduction of rental so as to compensate it for the loss of space resulting; provided, however, that if the amount of property taken pursuant to said power renders the continuous use of the said premises by the Lessee impractical, then the Lessee shall have the right to cancel this lease upon ten (10) days' written notice to the Lessor.

✓ 20. The Lessee shall have the right to affix to the exterior of the building a sign designating the leased premises as its place of business; provided, however, that any such sign shall conform to and comply with any applicable ordinance of the Town of Greer.

21. It is mutually understood and agreed by and between the parties hereto that all covenants, conditions, agreements, obligations and undertakings shall extend to and be binding upon the respective heirs, personal representatives, successors and assigns of each of the parties hereto in the same manner and to the same extent as if said successors and assigns were parties hereto.

22. This lease duly executed in duplicate contains the entire understanding and agreement between the Lessor and the Lessee and all prior negotiations, understandings and leases are merged herein.

23. Except as otherwise herein provided, this lease may be altered, amended or revoked in whole or in part prior