

8. "ARTICLE XVIII" on page 26 of said Lease entitled "AUTOMATIC EXTENSION AND OPTIONS TO RENEW" is modified and amended by deleting therefrom one twenty year option to renew. By such amendment, there shall remain only one twenty year option to renew.

A. Said Article is further amended by substituting the word "extend" for the word "renew" and the word "extension" for the word "renewal" wherever said words "renew" and "renewal" appear in said Article.

9. "ARTICLE XVIII" on page 27 of said Lease is modified and amended to read as follows:

"The Lessee shall at all times during the term hereof insure and keep insured (or cause to be insured and kept insured) any and all buildings and structures erected or to be erected on the premises against loss or damage by fire or other casualty included within the coverage known as "extended coverage," in an insurance company or insurance companies of generally recognized responsibility and credit and authorized to do business in the State of South Carolina in an amount equal to the full insurable value thereof, exclusive of foundations and basement walls below ground level. In the event of loss, the Lessee (except to the extent that it may be required to do otherwise by the First Leasehold Mortgagee of any damaged or destroyed building or structure) shall use the proceeds of said policy or policies to restore the damaged or destroyed building or structure as promptly as the circumstances will permit; provided, however, Lessee shall not be required to so use said proceeds until a sublessee occupant of the restored premises is obtained. This Article shall not apply to any ground sublease."

A. After the word "obtained", before the last sentence in this Article, insert the following sentence:

"The holder of the first leasehold mortgage shall have the right to a standard mortgage clause in all insurance policies issued pursuant to the requirements of this Article; and the Lessee shall have the right, assignable to the said first leasehold mortgagee, to receive the proceeds, subject to Lessor's right to have such proceeds applied to restoration."

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