

Appraiser shall be appointed by the South Carolina State Real Estate Board or an acceptable substitute, and such third appraiser shall then individually determine such values, such determination to be binding upon each of the parties. All appraisers appointed hereunder shall be competent, qualified by training and experience, disinterested and independent and shall be members in good standing of the American Institute of Real Estate Appraisers or its successor and all appraisal reports shall be rendered in writing and signed by the appraiser or appraisers making the report.

- (4) If all of any portion of the leased premises shall be taken by the exercise of the right of eminent domain for governmental occupancy for a limited period, this lease shall not terminate, and the Lessee shall continue to perform and observe all of its obligations hereunder as though such taking had not occurred, except only to the extent that the Lessee may be prevented from so doing by reason of such taking. In the event of such a taking, the Lessee shall be entitled to receive the entire amount of any award for such taking (whether paid by way of damages, rent, or otherwise) unless the period of governmental occupancy extends beyond the end of the term of this lease, in which case the award made for such taking shall be apportioned between the Lessors and the Lessee as of the date of the end of the term of this lease.
- (5) Notwithstanding any language of limitation on the Lessee's rights to any awards in condemnation as set forth in these condemnation clauses, it is specifically understood and agreed that the Lessee has reserved the right to notice and to participate in the trial of the condemnation proceedings, any settlements thereof, and in any negotiations that lead to acquisition by purchase in lieu of condemnation. The Lessors specifically covenant not to settle any such proceedings without the prior written consent of the Lessee.