

C.A.S.
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and put in good and tenantable order, the rents hereby reserved, or a fair and just proportion thereof, according to the nature and extent of the damage sustained, shall, until the said premises shall have been restored to the same condition as before such damage or destruction occurred, be suspended and cease, and if Tenant shall have paid rent in advance, Landlord shall immediately pay to Tenant an amount equal to that portion of the rent so paid in advance, payment of which is suspended. The provisions of this paragraph entitled "Damage Clause" are intended to include all repairs and replacements except those made necessary by ordinary use of the demised premises by Tenant. Tenant agrees to give Landlord written notice of the cost of any improvements, alterations, additions or changes made by the Tenant which are a part of the realty."

"INSURANCE" - "27. Landlord shall keep the building or buildings of which the demised premises are a part or the whole, including all improvements, alterations, additions and changes made by the Landlord or Tenant which are a part of the realty, insured for the mutual benefit of Landlord and Tenant 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 re-building same, excluding the cost of foundations and excavations below the lowest level of the ground. All proceeds of such insurance in case of loss or damage shall be used toward the full compliance with the obligation of Landlord assumed under clause 26 hereof captioned "DAMAGE CLAUSE" to the extent that such proceeds are required for such purpose, and any balance of such proceeds shall be released to the Landlord.

"It is further agreed that the policies of such insurance shall provide for the payment of the proceeds of the insurance to The First National Bank of Greenville, Greenville, South Carolina, as Trustee, subject to a trust agreement which shall safeguard the Landlord and the Tenant and the owners of the building or buildings of which the demised premises are a part or the whole in the application of the insurance proceeds to the repair or rebuilding of such building or buildings and