

any extended term thereof shall be reduced in proportion to the resulting loss of use of said premises by Lessee. In the event of such partial acquisition and reduction in rent. Lessor agrees to make promptly, at its own expense, all necessary alterations and repairs which shall be required, because of such partial acquisition by eminent domain to restore the premises to safe and usable condition. Nothing herein contained shall be deemed or construed to prevent either the Lessor or the Lessee from enforcing and prosecuting in any eminent domain proceeding (which includes, but is not limited to, supplemental proceedings provided for in South Carolina Statute 25-2 of the 1962 Code entitled, "Payment and Disposition of Award; Appeal") a claim for the value of its respective interest.

If any or all of the buildings or common areas comprising the Shopping Center are taken by condemnation or right of eminent domain to such extent that the Shopping Center cannot, in the sole judgment of Lessor be operated as an integrated shopping center, then Lessor may cancel this lease.

ARTICLE #6

The Lessee has furnished the Lessor with preliminary plans and outlined specifications dated _____, prepared by the Lessee, receipt whereof is hereby acknowledged by the Lessor. Said Preliminary plans and outline specifications are hereby incorporated herein by reference and are made part hereof. The Lessor agrees to prepare and furnish to the Lessee prior to complete working drawings and specifications for the hereinabove mentioned work, incorporating therein the items specified and shown on said preliminary plans and outline specifications, and providing for construction in accordance with the requirements of Section _____ hereof. The Lessee agrees to approve said working drawings and specifications if they meet the above requirements; but should the Lessee have any reasonable objections thereto, because they do not meet said requirements, said objections shall be made in writing within thirty (30) days after receipt by the Lessee of such working drawings and specifications, and the failure of the Lessee either to approve or object to them within said period of time shall constitute an approval thereof by the Lessee. In the event of such objections to said working drawings and specifications, the Lessor shall revise them to satisfy said objections and promptly submit such revised working drawings and specifications to the Lessee for its approval. The provisions of this Paragraph with respect to the working drawings and specifications originally submitted by the Lessor shall apply also to any revised working drawings and specifications.

It is further agreed that the Lessee shall be entitled to make changes in the working drawings and specifications which do not unreasonably increase the total cost of the work, as the preparation of said working drawings and specifications progresses or as work of construction progresses. Should the Lessor fail to furnish on or before _____ working drawings and specifications which are satisfactory to the Lessee, the Lessee may cancel and terminate the lease and be relieved of all further liability thereunder.

(CONTINUED ON NEXT PAGE)