

-Page Nine-

rights of the landlord or tenant to insist upon the provisions thereof.

(21) All salvage arising in connection with any repairs, alterations, improvements or decorations in the demised premises, whenever made by the tenant, shall be and become the property of the tenant.

(22) The tenant shall have the right at any time and from time to time to make such alterations and changes in and to the store front as it deems necessary or desirable for the conduct of its business therein, without first obtaining the landlord's consent. Provided, however, that any such alterations or changes shall be done in conformity with the Building Code of the City of Greenville and during such alterations and changes the tenant shall maintain liability insurance in the manner and to the extent provided in paragraph (4) hereof; and provided further, that any such alterations and changes shall, upon the expiration or termination of this lease, become the property of the landlord.

(23) In the event that the whole of the demised premises shall be taken by condemnation, eminent domain or other similar proceedings of any federal, state, county, city, municipal or other governmental public or quasi public authorities, the term hereby granted shall cease from the time possession thereof shall be required for such purpose and the payment of rent shall be apportioned to such time and shall cease at such time. If, however, a part of said demised premises is so taken, then the tenant shall have the option to terminate this lease as of the date possession of such premises shall be required by the authorities condemning and taking the same, and rent shall be apportioned to such date and shall cease at that time.