



Lessor. However, Lessee retains the right to recover whatever damages due Lessee, if any, under the condemnation laws of South Carolina, for Lessee's proportionate interest in improvements and business. For the purposes of this lease the demised premises are to be considered as being completely untenable if taking or condemnation includes:

- a. The main building located on the demised premises, or any part thereof, built according to plot plan attached hereto;
- b. 50% or more of the front depth of the parking area thereof;
- c. 50% or more of the total area; or,
- d. Such partial taking shall result in cutting off direct access from the demised premises to any adjacent public street or highway.

Lessee 
Lessor 
Lessor 