

7. ARTICLE X on pages 17, 18, 19 and 20 of said Lease, beginning with the words "1. If the whole" and continuing through the first continuation paragraph on page 20 of said Lease ending with the words "award paid to Lessor" is deleted and the following language substituted in place and in stead thereof:

"1. If the whole of the demised premises be taken in condemnation proceedings or by right of eminent domain, or

2. if so much of the demised premises or the buildings, or both, be so taken so that in the reasonable judgment of the Lessor or Lessee, the demised premises or the buildings cannot continue to be used in substantially similar fashion and without substantially increased costs in the conduct of the same business operations therein as then conducted in substantially the same volume, and employing substantially the same number of persons, and Lessee, shall, by written notice given to Lessor and the leasehold mortgagees within thirty (30) days after Lessee receives notice of the taking, specifying the manner in which such conduct of such business is so impaired, elect to terminate this lease, then this lease shall terminate and be void from the time when possession is required for the public use. Any such termination shall, however, not become effective and binding upon the parties to this lease without the written consent of the holder of the First Leasehold Mortgage. Lessee shall pay all rent due and perform all other covenants hereof until such possession is required. The condemnation award, after deducting therefrom the costs of collection of such award, including attorneys' fees, which shall be a first charge on the amount of such award, (hereinafter called the "Net condemnation award"), received in consideration of the demised premises, the buildings and the building service equipment, shall be deposited in a special bank account in Greenville, South Carolina, designated by the First Mortgagee, or if the First Mortgagee shall be discharged, by the Lessor, and shall be applied as follows:

(a) To the First Mortgagee: all sums secured by the First Mortgage; if at such time as the lease may be terminated as hereinabove provided in this Article, the First Mortgagee shall have acquired the Lessee's estate by foreclosure, assignment in lieu of foreclosure

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