

should Tenant not itself elect to remove the same and so restore the premises, the said tanks and other underground equipment not so removed shall be the sole and exclusive property of the Landlord thereafter. Tenant agrees to keep all improvements on the premises insured to their maximum insurable value under standard policies and standard rating procedures against loss by fire with extended coverage. The said insurance shall be carried with a financially responsible company or companies licensed to do business in the state of South Carolina and the Tenant shall present Landlord with satisfactory evidence that each said policy is in force and effect at least annually, and in addition at such times as there shall be made any change in coverage or company. The limits of coverage of said policies shall be the maximum insurable value of said improvements. In the event the improvements upon the premises shall be damaged or destroyed by fire or other insurable casualty, Tenant shall promptly restore the premises up to and including the full amount of the proceeds of the insurance carried upon the premises. Such restoration shall be as nearly as possible to the same condition in which said improvements were prior to such casualty and loss. If such casualty shall be sufficient to cause a substantial termination of Tenant's business during the term of restoration, the rent shall abate for the period during which Tenant is unable to operate its business from the premises, but not to exceed six months.

In lieu of a restoration of the premises, Tenant may pay the entire proceeds of such insurance collected by it to Landlord in lieu of such restoration, and this lease will thereby be deemed to have terminated.

4. Tenant shall at its own cost and expense acquire any and all building permits, use and occupancy permits, business licenses and other similar licenses and permits which may be required of it and shall in addition pay any and all real estate taxes, assessments and other charges which may be