

10. Anything herein to the contrary, notwithstanding, LESSOR agrees not to exercise any landlord's remedies against LESSEE by reason of any default hereunder until LESSOR shall have given to LESSEE written notice by registered mail at LESSEE'S address hereinabove set out, specifying the default, and unless LESSEE shall have failed to remedy such default within a period of thirty (30) days from the receipt of such notice.

11. LESSEE shall maintain in full force and effect comprehensive public liability insurance issued by a Company or Companies authorized to do business in the State of South Carolina in which said policies of insurance LESSOR and LESSEE shall be the assured as their respective interests may appear providing public liability insurance of not less than Five Hundred Thousand Dollars (\$500,000.00) with respect to property damage, and a like amount with respect to any single person and in the aggregate of not less than One Million Dollars (\$1,000,000.00) on account of any single accident against any and all risks and liability for death of or injury to persons in any way growing out of or resulting from the use of LESSEE of the leased premises or from the operation of LESSEE thereon. LESSEE shall deliver a certificate of insurance showing coverage in the above specified amounts, from a reputable insurance company licensed to do business in said State.

12. If, during the primary term of this Lease or any extension thereof, a portion of the leased premises shall be taken by or pursuant to the act of any governmental authority or through exercise of the right of eminent domain (a "Partial Taking"), LESSEE may, at its option, terminate this Lease and be relieved of any further liability hereunder, or LESSEE may elect to continue the Lease in force in which case the rental reserved hereunder shall be reduced in proportion to the reduction in area of the property taken through exercise of the right of eminent domain. Provided, however, nothing herein shall be deemed a waiver or release of LESSEE'S right to any award for damages to it or its leasehold interest caused by such taking, whether made separately or as a part of a general award.