

(iv) Lessor hereby covenants and agrees that for each tax year in which the total annual real estate taxes which shall be imposed or assessed upon the land and buildings which are the subject of this Lease shall be less than the Tax Base, Lessor shall allow Lessee, within ninety (90) days after the end of such lease year, a sum equal to the difference between said taxes and the Tax Base.

(v) Lessor agrees that Lessee may, in its own name or in the name of Lessor, or in the name of both, at Lessee's expense, file such applications or protests for the correction or reduction of tentative assessed valuations and bring such actions or proceedings as Lessee may deem advisable, and Lessor agrees to sign, at the request of Lessee, such applications, protests and other instruments as may be necessary for a review by the Tax Commission or by any Court of such assessed valuation.

(vi) Lessee shall pay, during the term or any renewal term hereof, all ad valorem taxes on inventory, merchandise, fixtures and equipment belonging to Lessee, and Lessee shall also pay any and all documentary stamp taxes or other taxes assessed by the South Carolina Tax Commission, or any other taxing authorities, upon the within lease by reason of its execution and/or delivery and/or record."

8. The Lease is hereby amended to include the following as Paragraph 1 (m):

"Lessor hereby grants permission to Lessee to construct an addition to the existing grocery store building on the Demised Premises, and Lessee agrees that any such addition shall be made in a manner in keeping with the buildings which currently exist on said property, and Lessee further agrees that any additions to the grocery store building constructed pursuant to this paragraph shall be the property of the Lessor upon termination of the Lease or any extensions hereof."

9. The Lease is hereby amended to include the following as Paragraph 1 (n):

"Lessor shall, at all times during the term of this Lease, and at its expense, procure, maintain, and keep in force on the Demised Premises fire insurance and insurance against the risks customarily covered by extended coverage endorsement, vandalism and malicious mischief insurance, for the full insurable replacement value of the buildings on the Demised Premises, without deduction for depreciation or obsolescence and in an amount at all times sufficient to prevent Lessor or Lessee from becoming a coinsurer of any loss, provided, however, that Lessee shall reimburse Lessor for the portion of the premium for such insurance which is attributable to the building currently occupied by Rite-Aid Drug Store and to the addition to the building on the Demised Premises constructed pursuant to the authority granted in Paragraph 1 (m) hereof."