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shall have the option of either releasing the total proceeds from the insurance to the Lessors to the extent of the unearned portion of the total rental hereunder but in no event shall the amount of said insurance be less than the sum of Nine Thousand (\$9,000.00) Dollars, or using the insurance proceeds, together with its own funds, if necessary, to replace the building in substantially the same condition as it was in prior to its destruction. However, in the event the Lessee elects not to replace the building and releases the proceeds of the insurance to the Lessors to the extent of the unearned portion of the total rental provided herein, but in no event less than the sum of Nine Thousand (\$9,000.00) Dollars, it is understood and agreed that the Lessee shall continue to be liable for the monthly rental through the entire remaining term of the lease.

The Lessors shall be responsible for the payment of Greenville City and County taxes upon the premises herein demised but the Lessee shall be responsible for paying or providing for the payment of the Greenville City and County taxes upon the building and all of the contents within the building.

There is at present situate upon the demised premises a small wooden structure which the Lessee has the right to demolish and remove. The Lessee agrees to assume and pay the cost for demolishing and removing this building, but shall be entitled to all of the salvage from such building.

At the expiration or termination of the lease it is understood and agreed that the Lessee shall have the right to remove from