

and until the completion of said repairs, the Tenants shall be entitled to a reduction of rent in proportion to the amount of floor space of which they are deprived the use while such repairs are being made, but in no case shall the reduction in rent apply for a period of more than ninety (90) days from the date of such destruction.

(c). In case of substantial destruction of the premises by fire, tornado or other casualty and Tenants do not avail themselves of the option and privilege to terminate this lease provided for in paragraph 8(a) herein, the Tenants may, at their cost and expense, remove the remaining portion of the building, clear the lot, and use the said lot for parking facilities, or the Tenants may, at their own expense, promptly repair and restore the premises to their former condition as speedily as possible, the Landlords contributing to said cost of said repairs only such funds as they may have received in payment of loss or damage under the policy of insurance provided for in paragraph 9(a) herein, and until the completion of said repairs, the Tenants shall be entitled to a reduction of rent in proportion to the amount of floor space of which they are deprived the use while such repairs are being made, but in no case shall the reduction of rent apply for a period of more than One hundred eighty (180) days from the date of such destruction. In the event the Tenants should decide to construct a building on the property different in any respect from the building damaged or destroyed, the Landlords written approval shall first be obtained as to the building design, size and type of construction, and Landlords agree that they will not arbitrarily or unreasonably withhold their approval thereof.

(d). Damage to such extent as to render fifty per cent (50%) or more of the floor space unusable for the purposes of the Tenants' business shall be deemed a "substantial destruction" within the meaning of this agreement, and damage which renders less than fifty per cent (50%) of the floor space unusable for the purposes of the Tenants' business, but which cannot be repaired within One hundred eighty (180) days, shall likewise be deemed to be a "substantial destruction". Damage which renders less than fifty per cent (50%) of the floor space unusable for the purposes of the Tenants' business, and which can be repaired within Ninety (90) days, shall be deemed to be a "partial destruction" within the meaning of this agreement.

9(a). That Tenants shall, during the entire term of this lease, keep the demised premises, including all improvements, alterations, additions and changes in and to the demised premises made by Tenants, insured against loss or damage by fire and causes covered by the customary standard extended coverage applicable to property of similar character located in Greenville, South Carolina, in the amount of \$61,500.00, which policies shall name the Landlords herein as the insureds thereunder, and all proceeds of such insurance, in case of loss or damage shall be payable to the Landlords herein.

(b) That Tenants shall, during the entire term of

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W. H. S.