

so constructed may tie into the wall of a similar building now located on the adjoining premises. It is also understood and agreed that any building so constructed on the premises herein demised shall be set back a distance of at least fifteen (15) feet from the northerly edge of the right of way of West Elford Street, as it presently exists, it being known to the parties hereto that the Municipal authorities presently plan to widen said Street. Any of the demised premises so taken for the widening of West Elford Street, to a depth not exceeding fifteen (15) feet from the present northerly edge of the right of way of said street shall be released and deleted from this lease agreement without the payment of any consideration by the Landlord to the Tenant and with no reduction of the rental as herein specified, so that the Landlord, his heirs or assigns, may convey such strip of land to the City of Greenville, South Carolina, for such purpose, and the Landlord may receive any sum which may be paid for such taking.

If, at any time during the term of this lease, following the completion of the improvements as above provided, Tenant desires to erect any other new building upon the demised premises, it may remove and raze any building or buildings then standing on the demised premises, and erect a new building thereon; provided, however, that Tenant shall, after it commences the work, proceed with the removing and razing of such building or buildings, and the erection of a new building, within a reasonable time, and provided further that any such new building shall be a good substantial structure and of a value not less than the building so razed; and that all laws, regulations and building code requirements applicable shall be complied with in constructing it, subject to the foregoing. Tenant shall have the right to specify the materials from which any such building shall be constructed and it shall be constructed pursuant to plans and specifications prepared by and suitable to Tenant. It is expressly understood and agreed that any new building built upon the demised premises may be built or constructed in such a manner so as to be joined to or used in connection or conjunction with any adjoining building or buildings then located on any portion of the demised premises, or so as to be a part of the same,