

CONDEMNATIONS, ETC.

In the event Lessor, during the term of this lease shall be required by the City of Greenville, the order or decree of any court or any other governmental authority, to repair, alter, remove, reconstruct, or improve any part of the demised premises, then such repairing, alteration, removal, reconstruction or improvement may be made by and at the expense of the Lessor, and shall not in any way affect the obligations or covenants of the Lessee herein contained, and the Lessee hereby waives all claims for damages or abatement of rent because of such repairing, alteration, removal, reconstruction or improvement; provided, if the repairs, alterations, removal, reconstruction or improvements required, ordered or decreed shall render said premises, or the building wherein they are located, untenable thereby, then unless said repairs, alterations, removal, reconstruction or improvements be made within sixty (60) days after the date of the notice of requirements, order or decree, then either party hereto upon written notice to the other party, given not later than seventy (70) days after the date of said notice of requirement, order or decree, may terminate this lease, in which case, rent shall be apportioned and paid to the date said premises or building were rendered untenable.

ENTIRE AGREEMENT

11. This Lease contains the entire agreement of the parties and no representation or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. No failure of Lessor to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee of any obligations hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Lessor's right to demand exact compliance with the terms hereof.

12. The provisions of this lease shall not be construed as reserving to the Lessor any right to exercise any control over the business or operations of the Lessee conducted upon the leased premises or to direct in any respect the manner in which any such