

South Carolina and any and all lawful rules, regulations, orders or directives of any lawful official or group of officials thereon.

5. The Lessor reserves the right for itself and its successors and assigns to set up and operate any business on the Lessor's property adjoining the premises herein leased so long as the same does not compete with any business of the Lessee already in operation and, to this end, Lessee reserves the right to tie onto and erect building or buildings affixed to and adjoining any wall of the Lessee abutting the boundary of the premises of the Lessor, but Lessor agrees to protect Lessee from interruption of its business and from leaks and property damage to Lessee's buildings as a result of tying on to such wall.

6. Lessee is to pay for and maintain comprehensive building insurance coverage on the leased premises and his proportionate share of premium for area used in common with others.

7. If all or a major portion of the said premises, shall, during the term or option periods or previous thereto, be subject to and taken by the power of Eminent Domain or Condemnation proceedings of any nature or type, the rights of the Lessor to receive an award for compensation attributable to the land without the improvements shall be separate and apart from the compensation due the Lessee attributable to any and all improvements. This Lease shall then terminate at the time possession must be surrendered and the Lessee shall be relieved of future rental payments. Any rent which has been paid in advance shall be pro-rated and a refund made by the Lessor for any unexpired period for which the Lessee does not have possession.

If the said premises or any part thereof shall, during the term or option periods or previous thereto, be damaged by fire, storm, explosion or other casualty, whether or not the same class or kind enumerated, and Lessee shall elect to repair same, abatement will be made for the rent corresponding to the time during which and the extent to which the said premises may have been untenable, but if the building or buildings should be so damaged that Lessee shall decide not to rebuild, the term of this Lease shall cease and the aggregate rent to be paid up to the time of such occurrence.

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