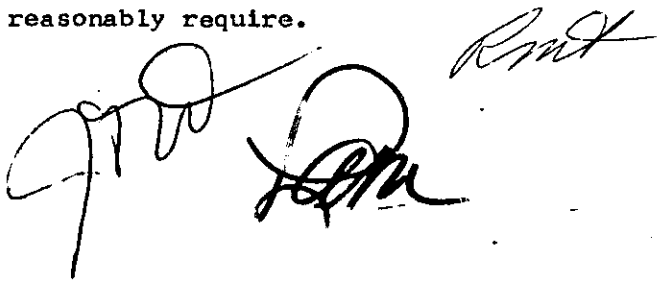


such a termination of this lease, the Lessee shall be entitled to claim in the condemnation proceedings an amount equal to the unamortized cost (depreciated on a straight-line basis computed monthly) to the tenant of all leasehold improvements made by the tenant during the original term hereof, but in no event shall the award to Lessee be less than the unpaid principal and interest then due on the mortgage referred to in Section 10. If less than substantially all of the leased property shall be so taken (so that the business can still be effectively operated), this lease shall not terminate and the Lessee shall promptly reconstruct and restore the remainder of the building and other improvements on the leased property so that the remainder of the building and other improvements when completed shall be substantially the same in character as prior to such partial taking. The proceeds from the condemnation proceeding of such partial taking shall be paid to the Lessee in the amount so expended by it for restoration and reconstruction of the premises with the balance of said proceeds to be paid to the Lessor.. The Lessee shall have the option to terminate the lease without further liability or continuing the same at a reduced rental in an amount to be agreed upon by the parties or determined by a board of arbitrators in accordance with the procedures set forth in Section 10-22, Code of Laws of South Carolina, as amended. In the event that both parties or Lessee desire to cancel this lease under the terms of this section, then it is understood that the holder of that certain mortgage dated January 21, 1970 in the amount of \$100,250.00 in favor of Wachovia Bank & Trust Company shall at its option have first claim on such proceeds. If the security for subject mortgage is reduced, the parties elect not to cancel this lease, then it is agreed between the parties that the mortgage holders at its option shall have such first claim on the proceeds as he may reasonably require.



(CONTINUED ON NEXT PAGE)