

diately upon the termination of said term. In addition to the rights to terminate, and all other remedies set forth in this paragraph, the Landlord has all other rights and remedies which may be available under the laws of the State of South Carolina, subject to the conditions applicable to Landlord's rights as hereinabove provided.

Section 11. Condemnation: If any portion of the demised premises shall be taken in any proceeding by public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, Tenant shall have the option of terminating this lease. In such event, the effective date of termination shall be the day on which legal notice is given by public or quasi-public authority of the condemnation any any unearned rent, taxes, assessments or other charges paid in advance shall be refundable to Tenant. The parties hereto covenant that neither of them will agree to an award for damages resulting from such taking without the consent of the other. When a final award is made, whether by agreement or by litigation, and regardless of whether or not Tenant exercises its option to terminate the lease as herein provided, the parties hereto bind themselves to arbitrate any dispute over what distribution shall be made of the award in the following manner: The Landlord shall choose one (1) arbitrator, the Tenant shall choose one (1) arbitrator, and these two (2) arbitrators shall choose a third; the arbitrators, as so chosen, shall determine what portion of the award shall be paid to the Landlord and what portion shall be paid to the Tenant, for the respective damage resulting from the taking. The decision of the arbitrators shall be by majority agreement and shall be final and binding upon the parties. Should the tenant not elect to terminate this lease, then said arbitrators, in addition to determining what distribution shall be made of the award, shall determine what adjustment in rent will be made for the unexpired term, or any extensions thereof and their decision shall be final by majority finding.

Section 12. Notices: All notices provided for in this Lease shall be in writing and shall be determined to be given when sent by prepaid registered or certified mail with return receipt requested to such

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