

limits of Fifty Thousand and No/100 (\$50,000.00) Dollars as to each accident, with riders attached naming the Owner as one of the assureds. Tenant, upon request of Owner, shall deliver copies of all such policies to Owner, which policies shall provide that such insurance may not be cancelled unless Owner is notified in writing ten (10) days prior to any such cancellation.

2. Landlord will maintain and pay for adequate fire insurance, with extended coverage, (in no event less than eighty percent (80%) of the full insurable value) on the Demised Premises and will at Tenant's request furnish Tenant with certificates of insurance or other satisfactory evidence of its compliance with the provisions of this Article. If during the term of this Lease the Leased Premises are used by the Tenant for any purpose or in any manner that causes increase in the rates of such insurance, the Tenant will pay the additional premium caused thereby. Tenant will provide and pay for all insurance on its own contents in the Leased Premises. All insurance maintained under this Article will provide for waiver of subrogation.

ARTICLE XVII.

EMINENT DOMAIN

If the whole or any part of the Leased Premises shall be taken by any public authority under the power of eminent domain, then the term of this Lease shall cease on the part so taken from the date the possession of that part shall be required for any public purpose, and the rent shall be paid up to that day. If such portion of the Leased Premises is so taken as to destroy the usefulness of the Leased Premises for the purpose for which the Leased Premises were leased, then, from that day, both Owner and Tenant shall have the right to terminate this Lease within thirty (30) days thereafter; but if this Lease is not terminated by either party, Tenant shall continue in the possession of the remainder of the Leased Premises under the terms herein provided, in which latter event the rent shall be reduced in proportion to the area of the Leased Premises taken. Damages awarded for such taking shall belong to and be the property of the party proving the same.

ARTICLE XVIII.

SIGNS

Tenant shall not place or suffer to be placed in or on the Premises any sign, awning, canopy or advertising matter without the prior written consent of the Owner.

ARTICLE XIX.

REMEDIES

1. All rights and remedies of Owner herein enumerated shall be cumulative, and non shall exclude any other rights or remedies allowed by law. Tenant covenants and agrees that if:

(a) Tenant shall fail, neglect or refuse to pay any installment of rent at the time and in the amount as herein provided, or to pay any other monies agreed by it to be paid promptly when and as the same shall become due and payable under the terms hereof, and

RILEY & RILEY
Attorneys at Law
218 Henrietta Street
Greenville, S. C.

Page 6.

(continued on next page)