

condition and repair and at the termination of this Lease Agreement shall return said premises in good condition, with normal wear and tear excepted.

LIABILITY: Lessee covenants that he will save Lessors harmless against any loss or liability of any nature whatsoever that may be incurred in and about the demised premises during the term of this lease. Lessors may require Lessee to carry premises liability insurance in such amount as is reasonable under all circumstances.

TAXES AND HAZARD INSURANCE: Lessor shall pay all property taxes and fire and extended coverage insurance premiums due on said property during the term of this Lease Agreement.

CONDEMNATION OF DEMISED PREMISES: If substantially all of the leased premises shall be taken for public or quasi-public authority under the power of eminent domain, then the term of this lease shall terminate as of the date possession shall be taken by such authority and the rent shall be paid up to that date with a proportionate refund by the Lessors of any rent paid in advance. In the event of such a termination of this lease, the Lessee shall be entitled to claim in the condemnation proceeding along with the Lessors. In the event any dispute arises as to the apportionment of any condemnation proceeds, then an arbitration shall be established in accordance with procedure set forth in Section 10-1901-05 Code of Laws of South Carolina, as Amended.

If less than substantially all of the leased premises shall be taken (so that the business can be effectively operated), this lease shall not terminate and the Lessors 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 complete shall be substantially the same in character as prior to such partial taking. The proceeds from the condemnation proceedings of such partial taking shall be paid to the Lessors in the amounts so expended by them for restoration and reconstruction of the premises, with the balance of said proceeds to be paid to the Lessors and Lessee, jointly, with the understanding by and between the parties hereto that the matter of division or apportionment of proceeds can be arbitrated if an agreement is not reached by the parties hereto, as in accordance with the

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