

1. If the damage or destruction occurs during the first 65 years of the term of the lease, the Lessee shall be entitled to all of the insurance proceeds.
- ii. If the damage or destruction occurs after the first 65 years of the term of the lease, the insurance proceeds shall be divided between the Lessors and the Lessee in the ratio, as nearly as practicable, which (1) the then value of the Lessors' interest in the leased premises (including their interest hereunder) bears to (2) the then value of the Lessee's interest in the remainder of the lease term determined by independent appraisers as follows: Not more than 30 days after any damage or destruction, the Lessors and the Lessee shall each appoint one appraiser to determine the value of the interests of the Lessors and the Lessee and notice of such appointment shall be given to the other party. If either party shall fail or refuse to so appoint an appraiser and give notice thereof within such period, the appraiser appointed by the other party shall, within 30 days thereafter, individually make such determination. If the parties have each so appointed an appraiser within such 30-day period, the appraisers thus appointed shall proceed to determine such values within 30 days after notice of their appointment. If such two appraisers shall be unable to agree on such value within such 30 days, they shall, within 15 days thereafter, join to appoint a third appraiser, and if they fail to so appoint such third appraiser within such period, the third appraiser shall be appointed by the South Carolina State Real Estate Board or an acceptable substitute, and such third appraiser shall then individually determine such values, such determination to be binding upon each of the parties. All appraisers appointed hereunder shall be competent, qualified by training and experience,