

said insurance because of said loss shall be delivered to the Lessee, and, at the Lessee's election, may be used by the Lessee to restore said building or for any other purpose to which the Lessee desires to devote the same. Prior to its acceptance of any such insurance proceeds, however, (unless the Lessee shall have restored said building) the Lessee, so long as it has the right to terminate this lease, shall secure the Lessor to the extent of the amount of such proceeds, with satisfactory indemnity bond, for the payment to the Lessor of any sums which may be due to the Lessor, upon the termination of this lease, for damage to or destruction of said building. Irrespective of any other provision of this paragraph, restoration of said building (whether prior to or after the receipt by the Lessee of such insurance proceeds) or the giving of the security required in the next succeeding paragraph of this Paragraph 24 shall discharge and terminate the obligation of the Lessee to secure the Lessor in the amount of such insurance proceeds as provided in this paragraph.

R.H.P.
The Lessee further agrees that from the date on which its right to terminate this lease under the provisions of Paragraph 12 as modified by Paragraphs 22, 23 and 24 hereof ceases and for the remainder of the agreed life of said building, it will secure to the Lessor, with satisfactory indemnity bond, the value of said building in the amount of Five Thousand (\$5,000.00) Dollars; provided, however, that the amount of said bond may be reduced from time to time to equal the agreed depreciated value of said building.

25. COMMISSIONS ON RENTAL: At the end of each lease year, the Lessor shall pay jointly to Caine Realty and Mortgage Co. and to Alester G. Furman Co., as compensation for their services in negotiating this lease, a commission in the amount of five (5%) per cent of the rents payable under Paragraph 4 hereof received by the Lessor during the lease year. In the event the Lessor fails or refuses to make such payment or payments within sixty (60) days