

erect or permit signs upon the leased premises as it may deem desirable, Landlord agrees to execute such consents or applications for permission to erect such signs as may be required.

DAMAGE OR DESTRUCTION BY FIRE OR OTHER CASUALTY

It is hereby agreed that if the buildings or improvements now or hereafter upon and forming part of the leased premises shall at any time during the term be damaged or destroyed by fire or other casualty, and as often as the same shall occur, the Tenant shall give immediate notice thereof to the Landlord and the buildings and improvements shall be promptly and fully repaired, rebuilt and replaced by the Tenant in such manner as to be restored in all respects to as substantially a good condition as the same bore prior to such damage or destruction, as to design, cubic content, usable area, frontage, material and otherwise, and without any cost, outlay or expense to the Landlord except as hereinafter specified.

The Tenant shall obtain and keep in effect at its own expense during the progress of the work casualty insurance protecting the Landlord from any and all loss, damage and liability in the event of injury or death to one or more persons during the repairing and rebuilding of said premises, said policy to be written in the sum of \$ 100,000.00 IN A SOLVENT STOCK INSURANCE COMPANY authorized to do business in the State of South Carolina, of financial standing reasonably satisfactory to the Landlord.

If such damage or destruction renders the premises entirely unfit for use in the operation of the business of the Tenant thereon, the fixed rent hereinabove stipulated in this lease shall be abated for the period between the date of such damage or destruction and the date upon which the premises have been fully repaired or restored and become again available for business use, said abatement of fixed rent, however, not to extend over a period of time of more than six months from the date that the loss, damage or destruction by fire or other casualty occurs. If such damage or destruction is of such nature that Tenant is deprived of such use for business purposes of only a part of the leased premises, the fixed rent hereinabove stipulated for the period