

Page 8.

(h) Lessee shall not be liable for any loss or damage from risks ordinarily insured against under fire insurance policies with extended coverage endorsements, irrespective of whether such loss or damage results from the negligence of the Lessee or any of the Lessee's agents, servants, employees, licensees or contractors.

(i) That if the property, or any part thereof, wherein the demised premises are located shall be taken by public or quasi-public authority under any power of eminent domain, the Tenant shall have no claim or interest in or to any award of damages for such taking and, at the election of the Landlord, this lease shall forthwith terminate.

(j) That all notices hereunder shall be sent by certified mail to the Lessor at the office of Alester G. Furman Co., Post Office Box 288, South Carolina National Bank Building, Greenville, South Carolina, and to the Lessee at the leased premises. In the event that the address of either the Lessor or the Lessee shall be changed during the term of this lease, written notice by certified mail of such change shall be given to the other party.

(k) That all the covenants and conditions herein contained shall bind and/or inure to the benefit of the parties hereto and their respective successors and assigns.

UN
IN WITNESS WHEREOF, The Lessor and the Lessee,
(Continued on next page)