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Landlord and the Landlord shall thereupon cause the damage to be repaired forthwith but if the premises be so damaged that the said Landlord shall decide to rebuild, the term shall cease and the accrued rent be paid up to the time of the fire; in the event of such decision to rebuild, the tenant shall have the option to be exercised within twenty days after receipt of notification of the Landlord's decision to rebuild, to continue this lease subject to all the terms, covenants and conditions thereof after such rebuilding, and all the terms, covenants and conditions hereof shall be suspended during the process of rebuilding, such period occupied in such rebuilding to become an additional term hereunder. During such additional term, all the terms, covenants and conditions of this leasehold agreement shall be in full force and effect. If the premises shall be only partially destroyed and partially occupied, there shall be a fair adjustment of the rent until such time as the premises shall be restored by the Landlord.

That if the Tenant shall fail to pay the said rent in advance upon five days' written notice by registered mail addressed to the Tenant at the premises, or shall neglect to pay for the elevator service or the gas and electric bills at the time the same shall fall due and be payable, or use the same except as a cloak and suit, ready-to-wear apparel and accessories store, without the written consent as aforesaid, or shall use the same for any disorderly or unlawful purpose, or break or violate any of the within covenants, then and in either of such events, this lease and all things herein contained shall, at the option of the said Landlord, cease and determine, and shall operate as a Notice to Quit, any timely Notice to Quit being hereby expressly waived; and the said Landlord may proceed to recover possession of the said premises under and by virtue of the provisions of any law of the City and County of Greenville, State of South Carolina, or by such legal process as may be in operation and force in like cases relating to proceedings between Landlord and Tenant.

This lease shall be subject and subordinate at all times to the lien of the mortgages now on the demised premises, and to all advances made or hereafter to be made upon the security thereof, and subject and subordinate to the lien of any mortgage or mortgages which at any time may be made a lien upon the premises. The Tenant will execute and deliver such further instrument or instruments subordinating this lease to the lien of any such mortgage or mortgages as shall be desired by any mortgagee or proposed mortgage. The Tenant hereby appoints the Landlord the attorney-in-fact irrevocable, to execute and deliver any such instrument or instruments for the Tenant.

It is further understood and agreed between the parties that the Tenant herein will not maintain, nor will it permit to be maintained on the exterior or interior of said premises herein leased, which may be open to public inspection, any signs, billboards, posters or other advertising matter, except such as relate entirely to the sale or advertisement of goods, or merchandise or the Tenant's name.

It is further expressly understood and agreed that in case the demised premises shall be deserted or vacated, or if default be made in the payment of the rent for any part thereof, as herein specified, or if default be made in the performance of any of the covenants and agreements in this lease contained on the part of the Tenant to be kept and performed, or if the Tenant shall fail to comply with any of the Statutes, Ordinances, Rules, Orders, Regulations and Requirements of the Federal, State and City Government or of any and all their Departments and Bureaus applicable to said premises, or hereafter established as herein provided, or if the Tenant shall file a petition in bankruptcy or be adjudged a bankrupt or make an assignment for the benefit of creditors or take advantage of any insolvency act, the Landlord may, if he so elects, at any time hereafter terminate this lease and the term hereof, by giving to the Tenant five days' notice in writing of his intention so to do, and upon the giving of such notice, this lease and the term thereof shall terminate, expire and come to an end on the date fixed in such notice, as if such notice were the date originally fixed in this lease for the termination or expiration thereof. Such notice may be given by mail to the Tenant addressed to the demised premises.

If at any time during the tenancy herein provided the Landlord shall sell the premises, then and in that event, the landlord shall have the right to cancel this lease upon giving to the Tenant three months' notice in writing sent to the Tenant by registered mail to the demised premises together with a certified check for Twenty-five hundred (\$2500) Dollars, as consideration for said option.

Upon the sending of said notice and said certified check, this lease shall terminate and come to an end upon the date mentioned in the said notice with the same force and effect as if the date mentioned in said notice had been the date originally fixed in this lease for the termination or expiration thereof.

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