

Nor sporadic sales at whole sale made by tenant to doctors, dentists, hospitals, drug stores or whole sale drug or supply houses, nor returns and refunds, nor deliveries made by tenant upon mail order sales made by the main warehouse office in Chicago, nor sales of postage stamps or ready stamped post cards and envelopes, nor sales at cost to employees, nor receipts from any general co-operative advertising or merchandising contracts (but any actual receipts from sales of merchandise in the leased premises resulting from such contracts shall not be included); Tenant shall also have the right to deduct from such cash receipts of sales a sum equal to any approximate amounts which are paid by Tenant or which Tenant may add to its selling prices of certain articles by reason of any taxes now or hereafter imposed on the manufacture, sale and handling thereof.

24) Supplementing Article 13, notwithstanding any assignment or subletting, Tenant shall nevertheless continue liable to Landlord for the full amount of the rent and for the performance of all other covenants and agreements of the Tenant under this lease.

25) Supplementing Article 13, it is further covenanted and agreed that should Landlord make default in the payment of any mortgage, lien or other obligation now existing or hereafter created against said premises, Tenant shall have the right (but shall not be obligated) to make payment thereof, in whole or in part, together with any valid costs and charges, and to reimburse itself for the amount of such payments, plus interest at the rate of six per cent (6%) per annum out of the rents herein stipulated; and to the extent of such payments, with interest and costs, Tenant shall be subrogated to the rights of such mortgage or lien creditor and shall have lien upon any installments of rent as security therefor. It is agreed that the foregoing covenant is and shall be construed as a covenant running with the land.

26) If this lease shall be cancelled and terminated pursuant to the provisions of Article 29, and if such cancellation and termination shall become effective on or before June 30, 1941, then and in such event, Tenant shall pay to Landlord the sum of Seventy-five Hundred Dollars (\$750.00) prior to the date Tenant vacates the leased premises pursuant to such cancellation and termination, but Tenant shall not be obligated for any payment to Landlord in connection with a cancellation and termination of this lease, pursuant to the provisions of Article 29, if such cancellation and termination shall become effective at any time after June 30, 1941.

27) Tenant shall furnish, affix and pay for, all documentary stamps which may be required under the laws and regulations of the State of South Carolina, on account of the making of this lease.

28) In the event tenant of the business conducted by Tenant in the leased premises shall at any time hereafter during the term of this lease, or any renewal or extension thereof, be and become subject to and liable for the payment of any taxes or impositions as a result of any present or future laws imposing license fee on chain stores, and if the aggregate of such license fees as to the store or business in the leased premises in any year shall amount to a sum in excess of 15% of that current year's rent, then Tenant shall have the right and option to cancel and terminate this lease upon sixty days prior notice, provided, however, that if within thirty days from the giving of such notice, Landlord shall, in writing