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(21) In the event the full rental price for the entire term of this lease becomes due and payable and is unpaid by the Tenant, it is understood and agreed that the Landlord shall have the right to take possession of the premises and re-lease the same to other persons, firms or corporations, crediting the Tenant with the net amount of the rent collected from said new tenant to the extent of the rent for the unexpired term actually paid by or collected from the Tenant herein.

(22) The Tenant covenants and agrees with the Landlord that it will not use nor permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire nor which may cause the Landlord to have to pay a fire insurance premium at a rate in excess of that which he is forced to pay by reason of the business conducted by the Tenant.

(23) As security for the payment of all rent due under this lease, the Tenant agrees that the Landlord shall have a Landlords' lien upon all property of the Tenant on the demised premises, whether exempt by law or not, and shall have at all times the right to distrain for rent due.

(24) Whenever notice is to be given to the Tenant pursuant to the terms of this lease, it shall be sent by registered mail addressed to the Tenant at 19 South Laurens Street, Greenville, South Carolina. Whenever notice is to be given to the Landlord, it shall be sent by registered mail addressed to T. A. Roe, Greenville, S. C. If a different address be furnished by either party to the other in writing, notice shall thereafter be sent to the new address.

(25) The failure of the Landlord or the Tenant to take advantage of any default on the part of the Landlord or Tenant, as the case may be, shall not be construed as a waiver thereof, nor shall any custom or