

November, 1950. All payments of rent hereunder shall be paid at the office of The William Goldsmith Company, 35 W. McBee Avenue, Greenville, South Carolina.

4. That the Lessee may use said premises for any use which may seem to it to be of its best interests, provided, that no food or drinks shall be served in said premises, no dance hall shall be operated therein, said premises shall not be used as a lodge room or hall and there shall be no sleeping quarters constructed in said premises. The Lessee shall not sell, assign, mortgage, pledge or otherwise dispose of this lease or sublet the premises as a whole or in part without the prior written consent of the Lessors.

5. Should the building on said lot be destroyed or so damaged by fire as to be unfit for occupation and use and the Lessee should elect not to repair said damage within a reasonable time, the Lessors or the Lessee shall have the right to terminate the within lease and the rent for any unexpired portion shall abate.

6. In the event the Lessee, its successors or assigns shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy, or if any payment of rent shall be past due and unpaid, then in any or all of such events, this agreement of lease shall henceforth terminate at the option of the Lessors and any unmatured rent shall become immediately due at the option of the Lessors, and the Lessors may thereupon lawfully enter into and upon the premises or any part thereof and repossess the same and expel the Lessee and those claiming under it and remove their effects by force, if necessary, without being deemed guilty of any manner of trespass and without prejudice to any other claim or remedies the Lessors may have or use for arrears of rent or breach of covenant.

7. It is further understood and agreed that the Lessee may attach its usual signs on or about the demised premises, provided said signs do not obscure or interfere with the view