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lease, and shall expressly provide that Lessee's equipment is not covered thereby.

c. Lessor shall have a lien against all of the furnishings and equipment on the demised premises belonging to the Lessee, including the seats, for the rent due and to become due and payable under this lease and all other sums which may be payable under this agreement, and Lessee shall not remove any of said furniture and equipment, without the written consent of Lessor, during the life of this lease and until all rents and other payments provided to be paid hereunder, accrued and to accrue, have been fully paid, and this lien may be enforced for rents and/or in the same manner as chattel mortgages are enforced under the laws of the State of South Carolina. This lien does not cover sound reproducing equipment or other equipment held by Lessee under license or rental contracts. Provided, however, that nothing in this lease contained shall prevent Lessee from removing and disposing of any of its equipment which may become worn-out, out of repair or antiquated, upon substitution of other equipment of greater or equal value, and the lien herein given shall apply, as hereinbefore stated, as against the substituted equipment.

d. Should Lessee default in the payment of the rent reserved in and by this lease, or any part thereof, and should such default continue for a period of sixty (60) days after notice thereof from Lessor, Lessor shall have the right, at Lessor's option, to terminate this lease, providing always, however, that such written notice contain a statement that if the unpaid rent is not paid within sixty (60) days from the date thereof, Lessor will terminate the lease. Nothing herein contained, however, shall obligate Lessor to exercise said option. In case of the adjudication of the Lessee in bankruptcy or insolvency, the Lessor may, at its option, declare the lease terminated and the entire sum agreed to be paid hereunder at once due and payable and may proceed, as it may be advised, to