

of this lease, natural wear and tear alone excepted.

7. It is further understood and agreed that in the event of any rental or taxes, assessments or other charges or obligations arising under this lease shall not be paid promptly when due, or in the event that any of the terms, conditions and stipulations of this lease are not performed by the lessee, and if any such payment remains past due and unpaid for sixty (60) days after written notice by registered mail, addressed to the lessee at Greenville, South Carolina, then lessors shall have the right to cancel and annul this lease and to re-enter and take possession of said property at their option, or that of their heirs and assigns, provided, however, that this remedy shall not apply when there is a bona fide dispute as to such rent and taxes; but in any such event this agreement shall be merely cumulative and shall not prevent lessors from taking such other action for the collection of said rental or charges or any damages for the breach of the contract as lessors may be legally entitled to take. It is understood and agreed that the lessee shall have the right to make such changes, at its own expense, as it may desire in the said building, provided that no such changes or alterations shall in any wise impair the strength or stability of said building.

8. Should the lessee be adjudicated bankrupt or judicially declared to be insolvent, then this lease shall, at the option of the Lessors, become null and void, and the lessors may enter and take charge of said premises. And lessors covenant that Lessee shall have peaceful possession for the term of this lease.

9. The rents may be paid to the Peoples National Bank, Greenville, South Carolina.