

prevent the Landlord from taking such other action for the collection of said rental or charges or any damages for the breach of the contract as the Landlord may be legally entitled to take.

(12) Should the Tenant be adjudicated bankrupt or judicially declared to be insolvent, then this lease shall, at the option of the Landlord, become null and void, and the Landlord may enter and take charge of said premises.

(13) The Landlord agrees that the Tenant, upon payment of the rents reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by them, shall peaceably and quietly hold and enjoy the demised premises for the term thereof; and it is further agreed that the Tenant reserves the right and privilege of removing any and all trade fixtures and other fixtures of a similar nature which maybe installed by or at the expense of the Tenant.

(14) This lease agreement executed by the Landlord and Tenant, in duplicate, merges all understandings and agreements between the parties hereto with respect to the leased premises, and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the Landlord or Tenant, which written consent shall be executed in duplicate and attached to and become a part of the duplicate originals of this lease agreement.

IN WITNESS WHEREOF, the Landlord and Tenant have hereunto set their hands and seals and caused this instrument to be executed, in duplicate, on the day and year first above written.

IN THE PRESENCE OF:

Kathryn L. Brown

W. L. Horton
As to Landlord

[Signature]

J. R. Hamilton
As to Tenant

[Signature] (SEAL)
Landlord

EFIRD'S DEPARTMENT STORE OF GREENVILLE, S.C. (SEAL)
By:

[Signature]
Tenant

