

all of the demised premises by December 1, 1952, which date is hereby expressly made of the essence of this lease, Lessee may, irrespective of the cause of such delay terminate this lease and all of the Lessee's obligations hereunder.

The Lessee shall have the right to enter into or upon the demised premises prior to the commencement of the original term of this lease for the purpose of installing equipment and doing such construction and other work it may deem desirable as supplementary to that done by the Lessor, provided the activities of the Lessee and/or its employees and contractors shall not interfere with the construction of the building nor conflict with the labor employed by Lessor.

3. RENTAL

Lessee shall pay to Lessor in advance on or before the first day of each month during the original term hereof the sum of ONE THOUSAND SIXTY SEVEN DOLLARS AND FIFTY CENTS (\$1067.50) as monthly rental. All such rents shall be due and payable to the Lessor at its offices at 305 S. MAIN ST., GREENVILLE, S.C., or at such other place as the Lessor may from time to time designate.

4. COVENANTS OF THE LESSEE

(a) Lessee agrees that the premises herein demised shall be used for its General Offices, salesrooms and for the servicing and storage of machinery, equipment and merchandise handled by Lessee in the ordinary course of its business and the conduct of Lessee's business connected therewith.

(b) Lessee agrees that it will pay the rent as herein stipulated at the time and in the manner aforesaid.

(c) Lessee shall use and occupy the said premises in a careful and proper manner and shall not commit or permit any waste upon the demised premises nor use the same or any part thereof for any unlawful purpose whatsoever.