

not vacated, or such property released within fifteen days, then and in any one of such events, the Lessor may, at its option, after giving fifteen days notice, either

(a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent, or to recover damages for the breach of said covenants. In the event the full rental price for the entire term of this lease becomes due and payable and is unpaid by the Lessee, it is understood and agreed that the Lessor shall have the right to take possession of the premises and re-lease the same to other persons, firms or corporations, crediting the Lessee with the net amount of the rent collected from said new lessee to the extent of the rent for the unexpired term due and payable by the Lessee herein;

(b) declare this lease terminated and enter and take possession of the leased premises, and thenceforth hold the same free and clear from any right of the Lessee, or its successors or assigns, to use said demised premises, but the Lessor shall, nevertheless, have the right to recover from the Lessee and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises;

provided the Lessee shall not have paid said rent or remedied said default before the expiration of such fifteen days notice.

15. As security for the payment of all rent due under this lease, the Lessee agrees that the Lessor shall have a landlord's lien upon all property of the Lessee on the demised premises, whether exempt by law or not, and shall have at all times the right to distrain for rent due.

16. It is expressly agreed that the Lessee shall have an option to extend and renew this lease agreement for an additional period of five years upon the same terms and conditions as herein set forth, but provided that in order to exercise this option to renew, the Lessee shall give to the Lessor a notice in writing at least ninety days prior to the termination of the original term of three years.

17. All notices under this lease agreement shall be addressed to the Lessor at Post Office Box 1132, Greenville, South Carolina and to the Lessee at its office in