

(13) The tenant covenants and agrees that it will save harmless and indemnify the landlord from and against all loss, liability or expense that may be incurred by reason of any accident on the premises, or from any damages, neglect or misadventure to persons or property, arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased, including the elevator.

(14) The landlord agrees that the tenant, upon the payment of the rental reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

(15) In the event the full rental price for the entire term of this lease becomes due and payable and is unpaid by the tenant, it is understood and agreed that the landlord shall have the right to take possession of the leased premises and release the same to other persons, firms or corporations, crediting the tenant with the net amount of the rent collected from said new tenant to the extent of the rent for the unexpired term actually paid by or collected from the tenant herein.

(16) The tenant covenants and agrees with the landlord that it will not use nor permit said premises to be used for any unlawful purpose, nor permit thereon anything which may be or become a nuisance, it being particularly agreed that any loud speaker or public address system used on the premises shall not be operated in a loud or noisy manner, so as to disturb residents or other persons within a reasonable distance of the premises. Further, it is agreed that the tenant will not do or permit to be done anything which may render void or voidable any policy of insurance on said premises against fire; nor which may cause the landlord to have to pay a fire insurance premium in excess of that which he is now required to pay by reason of the business conducted by the present tenant.

(17) Whatever notice is to be given to the tenant pursuant to the terms of this lease, it shall be sent by mail addressed to the tenant at 225 Buncombe Street, Greenville, South Carolina. Whatever notice is to be given to the landlord, it shall be sent addressed to T. A. Roe, Greenville, South Carolina.