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one of such events the Landlord may, at his option,

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(a) Declare this Lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from any right of the Tenant or its successors or assigns to use said demised premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all amounts which under the terms hereof may then be due and unpaid by the Tenant for the period which the premises were actually occupied by the Tenant.

9. The Tenant at the expiration of this Lease or any renewal thereof shall deliver the premises to the Landlord in as good repair as they were at the commencement of this Lease, reasonable wear and tear alone excepted.

10. The Tenant agrees to make no repairs, improvements, or alterations to the premises and building of a structural nature except at its own expense and without having first obtained the consent of the Landlord.

11. Should the building, or any substantial part thereof, be destroyed or so damaged by fire or other casualty to an extent of less than fifty per cent of the value thereof, the same shall be repaired, restored, and made fit for occupancy and use by the Landlord within a reasonable time thereafter and the rent, or a fair and just portion thereof according to the nature and extent of the damage, shall be suspended and cease to be payable until the building is repaired, restored, and made fit for occupancy and use. Should the building, or any substantial part thereof, be destroyed or so damaged by fire or other casualty to an extent of fifty per cent or more of the value thereof, the Landlord shall have the option to rebuild, repair, and restore said building within a reasonable time thereafter or terminate this Lease. The Landlord shall give the Tenant notice, in writing, by registered mail, addressed to the Tenant at Greenville, S. C., or its last known address, of his election to rebuild and restore said building or cancel said Lease, within ten (10) days of the damage or de-