

struction of said building. In the event that the Landlord elects to rebuild and restore said building and make it fit for use and occupancy the rent shall be suspended and cease to be payable until said building is rebuilt and restored. It is understood and agreed, however, that should the building, or any substantial part thereof, be damaged as aforsaid to an extent of fifty per cent or more of its value during the term of this Lease or any renewal Lease, then the Tenant shall have the option to terminate this Lease. The Tenant shall give the Landlord notice, in writing, by registered mail, addressed to the Landlord at his last known address, of its election to terminate said Lease within ten (10) days of the damage or destruction of said building.

12. The Tenant shall not assign this Lease without the written consent of the Landlord.

13. It is agreed that the Tenant shall install fixtures and equipment necessary to carry on the business of the Tenant. Said property shall be considered a part of the realty during the term of this Lease, but the Tenant at the expiration thereof shall have the right and privilege after payment of the rent to the expiration of the Lease of removing all of said trade fixtures and other fixtures of a similar nature which may be installed by or at the expense of the Tenant. If the removal of any fixture causes any damage to the leased premises the Tenant shall repair such damage.

14. The Tenant is hereby given the privilege to erect, maintain, and use any signs on the leased premises, including hanging or extension electric signs, the supports of which may be attached to the upper or other part of the building, of which the leased premises are a part, provided the same shall comply with the laws, ordinances, and regulations applicable thereto of the City of Greenville, S. C..

15. The Tenant shall bear, at its own cost and expense, any and all charges for fuel, water, gas, electric lights, and power used on the leased premises, during the term of this Lease.

16. The Landlord shall pay all taxes assessed against the leased premises.