

The Lessee further agrees at its own expense to pay real estate taxes assessed against the leased premises and to insure in the name of the Lessor the buildings situate upon the leased premises in an amount which shall at least equal the face amount of a mortgage given by John O. Hunt to Carolina Life Insurance Company, dated February 11, 1950 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 450 at page 257.

In the event that the Lessee defaults in its performance of the foregoing agreements relating to the maintenance of buildings and improvements and to the payment of taxes and fails to correct such default within thirty (30) days after written notice from the Lessor of the existence of such default, or in the event that the Lessee fails to insure the leased buildings as herein provided, the Lessor may at his option declare this lease terminated and take possession of the premises, collecting the rents up to the time of redelivery of possession.

In the event that the buildings upon the leased premises are destroyed or damaged by fire so as to be unfit for use and occupancy, either party may terminate this lease, and in the event that such damage or destruction shall render only a part of the leased premises unfit for use and occupancy a proportionate part of the rent required hereunder shall be abated until such time as said damage or destruction shall have been repaired or restored.

The Lessee shall have the right to place in any building or buildings upon the leased premises such fixtures, machinery and equipment as it may wish, and the fixtures, machinery and equipment so placed by the Lessee shall remain the property of the Lessee and may be removed by the Lessee at any time during the term of this lease or at its termination.

The Lessee shall pay the rent hereby required to the Lessor unless and until Carolina Life Insurance Company shall request that a portion of such rental be paid by the Lessee to the said Carolina Life Insurance Company to be applied on the Lessor's