

(5) years, commencing thirty (30) days from the date hereof, and ending on the same day of the same month in the year 1959. It is understood and agreed, however, that the Lessee may occupy said premises within thirty (30) days of the date hereof at the same rental hereinbelow specified (determined on a pro rata basis according to the proportionate part of any month or months that the premises are so occupied prior to the effective date of the term hereof), upon the same terms and conditions herein provided.

2. For the use of the said premises for said term, upon the conditions herein set forth, the rental payable by the Lessee to the Lessor shall be the sum of Five Thousand Four Hundred (\$5,400.00) Dollars per year, to be paid in equal monthly installments of Four Hundred Fifty (\$450.00) Dollars per month, in advance, on the 21st day of each and every month during said term. Said rental shall be paid to the Lessor at its general office on Ocala Drive (across from the Little Theater), Greenville, S. C., or as may be otherwise directed by the Lessor in writing.

3. The Lessee shall, without any previous demand therefor, pay to the Lessor said rent at the times and in the manner above provided, and in case of nonpayment of said rent at such times and place, and if the same shall remain in default for ten (10) days after any of said times, and if the Lessee shall fail to make said payments within five (5) days after receipt of notice thereof from the Lessor, or in case the said leased premises shall be deserted or vacated, the Lessor shall have the right to take possession of same as agent of the Lessee, either by force or otherwise, without being liable for any prosecution therefor, and may lease said premises as such agent of the Lessee, and receive the rent paid therefor. The Lessor shall have, and is hereby granted, a lien (in addition to any statutory lien or right to distrain that may exist) on all personal property of the Lessee in or upon the leased premises, to secure payment of the rent in performance of the covenants and conditions of this lease.