

leased premises shall have been so restored and put in proper condition for use and occupancy by said Lessee.

NINTH: Lessee may assign or sublet the whole or any part of said leased premises. Should Lessee assign this lease it shall nevertheless remain liable as a surety to Lessor for full payment of the rent according to the terms of this lease.

TENTH: If said Lessee holds over or remains in the possession or occupancy of said leased premises after the expiration of the term of this lease or after any sooner termination thereof without any written lease of said premises being actually made and entered into between the Lessor and the Lessee or any option hereinafter contained being exercised by written notice, such holding over or continued possession or occupancy shall not be deemed or held to operate as any renewal or extension of this lease and shall, if rent is paid by the Lessee and accepted by the Lessor for or during any period of time it so holds over or remains in possession or occupancy, only create a tenancy from month-to-month at the rental hereinbefore specified, which may at any time be terminated by either said Lessor or said Lessee, giving to the other thirty days' written notice of such intention to terminate the same. If the Lessee is required to pay during the term of this lease any state, county, municipal or other governmental tax, license, or privilege fee in regard to its use of said leased premises which is in excess of that paid at the date of this lease, or discontinue doing business in the state, city, town or county where said leased premises are located due to any statute, ordinance, or other legislative act interfering with its customary business methods, then Lessee may cancel and terminate the within lease by giving ninety (90) days' written notice thereof to the Lessor.

ELEVENTH: In case default shall be made in the payment of any rent herein agreed to be paid or in case default shall be made in the performance of any other covenant or agreement herein contained on the part of said Lessee and any default hereinbefore mentioned shall continue for fifteen (15) days after written notice thereof by said Lessor or the agent or attorney of said Lessor to said Lessee, then if such default is not cured within said period after said notice, said Lessor, at the option of Lessor, may declare said term ended and may re-enter upon said premises either with or without process of law and remove all persons therefrom. In case default shall be made in the performance of any covenants or agreements herein contained on the part of said Lessor, and said default shall continue for fifteen (15) days after written notice thereof by said Lessee, its agent or attorney, to said Lessor, then no rent shall be paid or become payable under this lease for such time as such default shall continue after the expiration of said fifteen (15) days' notice and said Lessee, at its option, at any time during the continuance of such default after the expiration of said fifteen (15) days' notice, may declare said term ended and may vacate said premises and be relieved from all further obligations under this lease or said Lessee may, at its option, at any time during the continuance of such default after the expiration of said fifteen (15) days' notice, pay any sum necessary to perform any obligation of Lessor hereunder and deduct the cost thereof, with interest, from the rent thereafter to become due hereunder. The performance of each and every agreement herein contained on the part of said Lessor shall be a condition precedent to the right of Lessor to collect rent hereunder or to enforce this lease as against said Lessee.

TWELFTH: If during the term of this lease said Lessee shall be adjudicated bankrupt or insolvent according to law or make an assignment for the benefit of its creditors, then this lease shall forthwith terminate and the Lessor shall be entitled to immediate possession of said demised premises.

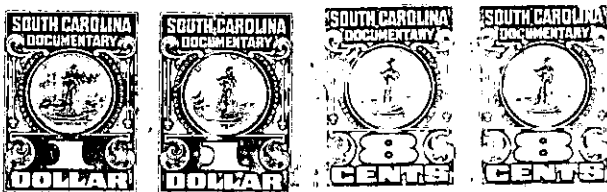
THIRTEENTH: All notices required or agreed to be given hereunder by either party shall be sent in writing by registered mail, with any notices required to be given hereunder by said Lessor being mailed both to the Lessee at the address of

said leased premises and to its principal office located at 4702 Olive St., St. Louis, Missouri. Any notices to be given by the Lessee to said Lessor shall be mailed to the Lessor at the address at which the rent is paid.

FOURTEENTH: The premises designated as 201 Second St.,

Greenville, S.C. is now being constructed by East North Realty Co. (Lessor) and will be ready for occupancy by Lessee on or by June 1, 1954. Type of building to conform to plans as covered in blue prints that has been furnished to Lessee.

The East North Realty Company is a partnership firm owned jointly by H. H. Alford and W. R. Caudell.



IN WITNESS WHEREOF, the Lessor and Lessee have executed this lease in several counter-parts this 24th day of April, 19 54

EAST NORTH REALTY COMPANY
W. R. Caudell Lessor (Seal)

WITNESSES:
Margaret M. Hall
Pauline C. Fout
and Whitcomb
Ann McConell

THE F.B. PRICE MERCANTILE CO. Lessee (Seal)
By J. H. Harrison
Asst. Vice-President