

less than fifty per cent of the value thereof, the same shall be repaired, restored and made fit for occupancy and use by the Owner within a reasonable time thereafter and the rent, or a fair and just portion thereof according to the nature and extent of the damages, 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 Owner shall have the option to rebuild, repair, and restore said building within a reasonable time thereafter or terminate this lease. The Owner shall give the Tenant notice, in writing, by registered mail, addressed to the Tenant at Greenville, South Carolina, 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 destruction of said building. In the event that the Owner 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.

(8) This lease shall not be assigned nor the premises or any part thereof sublet without the written consent of the Owner.

(9) 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 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, county and state in which the leased premises are situated.

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

(11) The Tenant agrees to pay all license taxes and other taxes for operation of the business on the leased premises and all taxes and assessments lawfully levied or assessed against the equipment, furniture or fixtures and other personal property purchased by them or owned by them and brought upon the leased premises.

(12) The Owner agrees that the Tenant, upon paying the rental herein reserved, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peace-