

Dollars for each twelve (12) months. The South Carolina sales tax shall not be included in determining the gross revenue.

(6) It is further understood and agreed that should any installment of rent be past due and unpaid by the Tenant, the Landlord may at his option, after giving fifteen (15) days written notice, either:

(a) Declare the full rental price for the entire term immediately due and payable as if by the terms of this Lease they were all payable in advance at the beginning of the Lease and resort to any legal remedies at law or in equity for the enforcement or collection of the rent or to recover damages for the breach of said covenants; or

(b) Declare this Lease terminated and enter and take possession of the leased premises and thenceforth hold the same free from any right of the Tenant or his successors or assigns to use said demised premises, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all amounts which under the terms hereof may then be due and unpaid by the Tenant for the period which the premises were actually occupied by the Tenant, and the Landlord shall be the owner of any furniture, fixtures, and equipment installed by the Tenant in said premises as liquidated damages for failure of the Tenant to comply with the terms of this Lease.

Provided the Tenant shall not have paid said rent before the expiration of such fifteen (15) days notice.

(7) The Landlord agrees to keep in good repair the roof, outer walls, down spouts, and approaches to said building. It is fully understood and agreed that the roof, outer walls, down spouts, and approaches shall, upon the occupancy by the Tenant under this Lease, be considered sound and the Landlord shall not be called upon to make any inspection of or repairs to said portion of the building and the Landlord shall not pay any damages from leaks or other damages caused by the condition of said roof, outer walls, down spouts, and approaches should any occur, except those leaks or damages due to the Landlord's negligence after notice from the Tenant and a reason-