

- (g) The Landlord agrees not to rent, sublet or lease, or permit the rental, subrental or leasing of any office, or store space in the building in which the leased premises are located during the term of this lease or any renewal of this lease to any competitor of the Tenant or to any person, firm, corporation, partnership or association engaged in any business of a character similar to that of the Tenant. Should the Landlord violate or permit a violation of this covenant, the Tenant shall have the right to cancel and terminate this lease at any time after such violation and during the remaining term of the lease upon giving the Landlord written notice five (5) days or more in advance of the date of such termination. This right to cancel shall be in addition to the Tenant's right of action for damage or to any other right to which the Tenant may be entitled by law. The failure of the Tenant to exercise any one or more of such rights to which it is entitled either at law or under the terms of this lease shall not constitute a waiver of such rights nor a bar to the exercise of any other rights, nor shall the exercise of any one or more of such rights constitute a bar to the simultaneous or subsequent exercise of any other such rights.

3.

The following stipulations are expressly understood and agreed to by both the Landlord and Tenant:

- (a) The Tenant shall have the right to hang or install Neon, or other forms of electric signs, on said premises at such locations in the windows and/or on the walls inside or outside of said premises as the Tenant may choose; provided, that the Tenant shall comply with all ordinances of the City of Greenville, South Carolina, in connection therewith, and that the installation of any signs shall be made in a first-class, workmanlike manner and shall not substantially weaken the structure of the walls.
- (b) The Tenant, or those claiming under it, is hereby given the right and privilege when the said premises are vacated to remove any and all machinery, fixtures, merchandise, signs or equipment, air-conditioning units and other moveable fixtures which the Tenant placed in or upon the demised premises at its own expense.
- (c) The Landlord further agrees with the Tenant or those claiming under it that should the finance or small loan business, in which the Tenant or its successors or assigns are engaged, be declared unlawful under any act or law of the Federal, State or Municipal Government, or any agency thereof, then the Tenant shall have the right to terminate this lease upon giving thirty (30) days' notice, in writing, to the Landlord of its election to terminate.