

9. Lessee shall furnish and pay for all heat, water, electricity and other public utilities used by it on said premises or those claiming under it, and agrees to indemnify the Lessor for any expenses incurred on its behalf in the furnishing of heat, water, electricity or other public utilities.

10. In the event of failure of the Lessee to pay the rental when due or the premises are vacated before the expiration of this lease, or the Lessee goes into voluntary or involuntary bankruptcy or receivership or makes a general assignment for the benefit of creditors or files or has filed against them a petition pursuant to any Federal or State law for the extension of their debts or if their personal property located on the demised premises should be seized under attachment, execution or other process and be not vacated or such property released within fifteen (15) days, then and in any one of such events, the Lessor may, after giving ten (10) days notice by registered mail of its intention so to do, either (a) declare the full rental price for the entire term immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent (this provision being supplemental to and not in lieu of the lien created in favor of the Lessor by statute) or to recover damages for the breach of said covenants, or (b) declare this lease terminated and take possession of the demised premises and thenceforth hold the same free and clear from any claim or right of the Lessee, but with the right, nevertheless, of the Lessor to recover from the Lessee any past-due rentals.

11. Lessor warrants that it is the sole owner of the demised premises in fee simple, free of liens and encumbrances, except a first mortgage to the Carolina Life Insurance Company, recorded in R.E.M. Book 569, Page 102, in the R.M.C. Office for Greenville County, South Carolina.

12. Lessor shall put Lessee in possession of the demised premises, and covenants and agrees that during the continuance of this lease, Lessee shall have quiet possession and enjoyment of the premises.