

this lien may be enforced for rents and/or in the same manner as chattel mortgages are enforced under the laws of the State of South Carolina. This lien does not cover sound reproducing equipment or other equipment held by Lessee under license or rental contracts. Provided, however, that nothing in this lease contained shall prevent Lessee from removing and disposing of any of its equipment which may become worn-out, out of repair or antiquated, upon substitution of other equipment of greater or equal value, and the lien herein given shall apply, as hereinbefore stated, as against the substituted equipment.

d. In the event of bankruptcy or insolvency of the Lessee, or if Lessee should be placed in the hands of a receiver or make an assignment for the benefit of creditors, or if Lessee's furnishings, equipment or other property should be seized under attachment, execution or other process, and said attachment, execution, or other process be not vacated or the property released within ten days, or if it should fail to perform any other covenant or agreement on its part herein agreed to be kept and performed and shall not remedy such failure within ten days after written notice thereof by the Lessor, or should Lessee fail to pay any installment of rent for a period of thirty days after same becomes due and payable, then in any of such events, the Lessor at its option may either declare the rental for the entire term immediately due and payable and sue for the recovery of same, or may declare this lease terminated and enter upon and take possession of the premises, collecting rent up to the retaking of such possession.

This lease and each and every covenant, condition and agreement therein contained shall be binding on and inure to the benefit of the parties hereto and their respective heirs, executors, administrators and successors and assigns.

IN WITNESS WHEREOF, the said THE SOUTH CAROLINA NATIONAL BANK OF CHARLESTON, TRUSTEE, and TEXTILE AMUSEMENT CORPORATION,