

same free and clear from any claim or right of the Lessee or its successors and assigns, but with the right, nevertheless, of the Lessor to recover from the Lessee any past due rentals (this provision being supplemental to and not in lieu of the lien created in favor of Lessor by statute).

Lessor warrants that it is the sole owner of the demised premises in fee simple and that the same is free and clear of all liens and encumbrances.

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

Lessor shall not assign this lease or sublet the premises without the consent in writing being first obtained from the Lessor, which consent the Lessor agrees not unreasonably to withhold.

It is mutually agreed between the parties hereto that if at any time during the term of this lease, the rental provided for above, together with the rental received by the Lessor from Lessee under a lease dated April 1, 1957 between the parties hereto, on property belonging to Lessor consisting of 7.70 acres on the Southeast side of Allen Street and on the North side of Williams Street, in the Town of Woodruff, Spartanburg County, S. C. is not sufficient to enable the Lessor to promptly pay when due, the annual principal and interest due on a note of Lessor to the South Carolina National Bank of Charleston, Greenville, S. C. for \$800,000.00, dated July 31st, 1959, plus the insurance premiums, property taxes and any assessment affecting the property covered by the mortgage of Lessor to The South Carolina National Bank of Charleston, Greenville, S. C. securing said note, and the State and Federal Income taxes due by Lessor, as provided for under Paragraph 3, Sec. (b) of a loan agreement made between Lessor herein as borrower,

(Continued on Next Page)