

and services sold in, upon, or from the demised premises by the Tenant for which a charge is made, and it shall include the charges for cash or credit, regardless of collection in the case of the latter, but shall exclude merchandise returned or refunds, the amount of any sales or occupational taxes or such similar taxes or impositions whatsoever or howsoever imposed for such sales, charges, and amounts collected from customers to pay parcel post charges.

3. The demised premises may be used for the sale of gift items, costume jewelry, linens, laces, silverware, jewelry, rugs, and other related articles, and no others without the prior written consent of the Landlord.

4. The Tenant shall have the right to attach his trade fixtures and electric lighting fixtures to the floors, walls, and ceilings of the premises hereby demised, provided the Tenant uses reasonable care in the installation, and removes same at the termination of this lease, leaving the premises in as good condition as they were at the commencement of this lease, reasonable wear and tear excepted.

5. The Landlord covenants and agrees that it will not lease any other store in any other property which the Landlord now or hereafter owns in the block between East Washington Street and East Coffee Street, in the City of Greenville, South Carolina, and will not consent to the sublease by any other tenant occupying any of such property, for a similar business which would be in competition with the Tenant herein, except that it is understood and agreed that J. C. Penney Company may sell some of the merchandise items described in the within lease.

6. If the rent referred to or any part thereof shall be past due and unpaid on the date of payment by the