

agreements herein provided, the Lessee shall peacefully and quietly hold and enjoy the demised premises for the term aforesaid.

12. It is further understood and agreed, that should any installment of rent be past-due and unpaid, for a period of five (5) days after the first of any month, or should the Lessee fail to perform any of the other terms and conditions of this lease after being so notified of failure to perform, by the Lessors for a period of five (5) days of its failure to perform or should the Lessee go into bankruptcy or be placed in the hands of a receiver or make a general assignment of his property for the benefit of his creditors or attempt to move out, or move out his equipment, or file a Petition pursuant to any State or Federal laws for the extension of his debts or if their assets should be seized under attachment or other process which should not be vacated within ten (10) days, then in any one of such above events, the Lessors, may at their option, after giving five (5) days notice, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or declare this lease terminated and take immediate possession of the premises, collecting rents up to the time of such retaking. In the event that the Lessors declare said lease terminated and collects the entire rental, said Lessors must make every effort to release the same in order to minimize the loss to the Lessee.

13. That no waiver of any condition or covenant herein shall be implied as a result of the failure of the Lessors to enforce the same at any particular time.

14. Notice to either party shall be given pursuant to written registered mail addressed to either party at its address in Greenville, South Carolina, or to such other address as may be furnished from time to time.