

8. It is agreed that in the event that any of the laws of the State of South Carolina or of the United States, or any interpretation or ruling on the part of any legislative, executive or judicial authority, may materially and adversely affect the profitable conduct of the business of Lessee on the leased premises, then, in that event, the Lessee shall have the right and privilege of terminating this lease upon ninety (90) days written notice to Lessor.

9. In the event the leased premises, or any part thereof shall be damaged by fire or other casualty, the rental payments shall be reduced to a just and proportionate part until repairs are made. Should Lessee deem the premises to be uninhabitable by reason of such fire or casualty, it may terminate this lease upon written notice thereof to Lessor.

10. In the event of the bankruptcy of the Lessee or should the business of the Lessee be placed in the hands of a receiver, or should the Lessee make an assignment for the benefit of its creditors, the Lessor may at their option declare this lease immediately terminated and may take possession of the leased premises.

11. Lessor agrees to pay all taxes and assessments imposed on the leased premises by any lawful authority.

12. Lessor agrees to maintain the roof, exterior walls, and plate glass windows in a good state of repair during the term of this lease, at the expense of Lessor.

13. Lessee agrees to pay for all electricity, water and other utilities consumed upon the leased premises.

14. Lessee shall have the right to extend the term of this lease for an additional period of two years, beginning on the first day of September, 1965; provided that Lessee notifies Lessor in writing of its intention to extend same, said notice to be given at least thirty (30) days prior to the expiration of this lease, and said extension to be upon the same terms and conditions as herein provided, except that rental shall be the sum of Three Hundred Fifty Dollars (\$350.00) per month.