

(d) If the Tenant shall be adjudicated a bankrupt or voluntarily petition for bankruptcy, or be placed in the hands of a receiver or make an assignment for the benefit of creditors, Landlord may, at its option, declare this lease terminated and take immediate possession of the premises.

(e) Any fixtures or other property of the Tenant placed in or upon or affixed or attached to the leased premises shall remain its property and Tenant shall have the right to remove the same upon vacating the premises or at any time prior thereto, provided Tenant shall first make satisfactory arrangements to restore the premises, at its expense, to the same condition as when the fixtures were installed and providing all rents due have been fully paid and Tenant is not in default in any way.

(f) Tenant agrees that at such times as it may cease to operate a store in K-Mart Plaza, it will immediately discontinue the use of the words "K-Mart Plaza" in its business and advertising. If the words "K-Mart Plaza" are a part of the corporate name of Tenant, it will, upon ceasing to do business in said Shopping Center, amend its charter so as to eliminate the words "K-Mart Plaza".

(g) That this lease shall be subordinate to any mortgage that may be placed on the Shopping Center without any further action upon the part of Tenant. Notwithstanding the foregoing, Tenant agrees to execute any documents in addition to this lease which may be required in connection with such subordination.

(h) Notices under or in connection with this Lease shall be mailed to Tenant at P.O. Drawer 5427 Station B and to Landlord at 303 East McBee Avenue, Greenville, S. C., until written notice to the contrary.

(i) If any rent payable by Tenant shall remain unpaid for more than five days after the same becomes due and payable or if the Tenant should violate or default in any of the

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