

destroyed by fire, or other casualty, so as to be totally unfit for occupancy or use, this lease may be terminated at the election of either party, notice thereof being given to the other party.

8. The Tenant covenants and agrees that it will save harmless and indemnify the Landlord from and against all loss, liability or expense that may be incurred by reason of any accident on the premises, or from any damages, neglect or misadventure to persons or property, arising from or in any way growing out of the use, misuse or abuse of the premises hereby leased.

9. The Landlord agrees that the Tenant, upon the payment of the rental reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid.

10. In the event the full rental price for the entire term of this lease becomes due and payable and is unpaid by the Tenant, it is understood and agreed that the Landlord shall have the right to take possession of the leased premises and release the same to other persons, firms, or corporations, crediting the Tenant with the net amount of the rent for the unexpired term actually paid by or collected from the Tenant herein.

11. The Tenant covenants and agrees with the Landlord that it will not use nor permit said premises to be used for any unlawful purpose, nor permit thereon anything which may be or become a nuisance, and that Tenant will not do, or permit to be done, anything which may render void or voidable any policy of insurance on said premises against fire.

12. Whenever notice is given to the Tenant pursuant to the terms of this lease, it shall be sent by registered mail to the Tenant at the leased premises. Whenever notice is to be given to the Landlord, it shall be sent by registered mail, addressed to Ben T. Bootle, Jr., at Bootle Equipment Sales & Service, Inc., Kings Road, Greenville, South Carolina. If a different address