

contained, or if Tenant goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors, or files a petition pursuant to any Federal or State law for the extension of its debts or for reorganization, or if its stock of goods, wares and merchandise located on the leased premises should be seized under attachment, execution or other process and such attachment, execution or other process be not vacated or such property released within fifteen (15) days, then, and in any one of such events, the Landlord may:

- (a) Declare the full rental for the entire period due and payable immediately and resort to any or all remedies at law or in equity for the enforcement of its rights and to recover damages for the breach of the covenants herein contained, and
- (b) Enter and take possession of the leased premises and thereafter hold the same free of any rights of the Tenant to use said premises and, notwithstanding the taking of possession, the Landlord shall have the right to recover from the Tenant any and all sums which may be due under the terms of this lease.

(8) The Tenant agrees to accept the premises just as it stands unless otherwise agreed upon in writing and the Tenant agrees that, in the event the Tenant desires to make any improvements or alterations to the premises herein leased, same shall be done at Tenant's expense, but only upon the condition that the general plan and specifications of such improvements be first submitted to the Landlord for its approval in writing. The Tenant agrees to make any alterations or improvements on the premises only with the written consent of the Landlord, which consent shall not be unreasonably withheld. The Tenant also understands it will be necessary to secure the approval of the Federal Aviation Administration of any plans and specifications for any future additions or improvements and agrees that Tenant will be solely responsible for securing such approval in addition to the approval of the Greenville Airport Commission.