

the consent of Landlord, and any such assignment or subletting without such consent of Landlord is null and void.

XIII.

INSOLVENCY, BANKRUPTCY OR DEBTORS ARRANGEMENT
OR RE-ORGANIZATION BY TENANT

Should the Tenant become insolvent, or should it apply to a Bankruptcy Court to be adjudged a voluntary bankrupt, or if it should be adjudged a bankrupt in involuntary bankruptcy proceedings, or any proceedings to be undertaken seeking the appointment of a receiver or syndic for Tenant's business, or if any proceeding be undertaken for a respite, arrangement or re-organization under the Bankruptcy Act or the laws of the State of South Carolina, then in such event Landlord may, at its option, declare all of the remaining monthly payments for the remainder of the term of the lease immediately due and exigible, or may terminate this contract of lease.

XIV.

FIRE CLAUSE

In the event the building which is covered hereby should be damaged or injured by fire or other casualty to the extent of more than sixty-one per cent (60%) thereof, then, and in that event, the Landlord may elect to restore said building to substantially the same condition as it was in before said fire or other casualty occurred, or may elect to cancel this lease, by giving written notice of such election to the Tenant within fifteen (15) days after said fire or other casualty occurred. In the event the Landlord elects to restore said building to said substantial condition, and gives written notice of said election to the Tenant within said time, then, and in those events, the Landlord shall so restore said building as soon thereafter as the Landlord can do so by the exercise of reasonable diligence, and the rents due for that part of said term, beginning on the date of said fire or other casualty and ending on the date said restoration is fully completed, shall be reduced in the proportion that the damaged or injured portion of said building bears to the whole of said building. In the event the Landlord elects to cancel this lease as aforesaid, and gives written notice of said election to the Tenant within said time, then, and in those events, this lease