

the Tenant shall pay to the Landlord in advance on the first day of each and every month<sup>an</sup>/installment of Three Hundred Five (\$305.00) Dollars, provided that the first payment shall be prorated and paid upon the date of substantial completion of the building now under construction. During the twelfth month of each and every rental year, the Tenant shall furnish to the Landlord a detailed statement, and such supporting data as Landlord may reasonably request, itemizing all payments made by the Tenant which shall be applied to gross rental. In the event that all such sums, including monthly installments, are less than Eight Thousand (\$8,000.00) Dollars, then the Tenant shall pay to the Landlord, prior to the end of the twelfth month, the difference between the amounts previously paid and the sum of Eight Thousand (\$8,000.00) Dollars. In the event that the Tenant has paid in excess of Eight Thousand (\$8,000.00) Dollars in any single rental year, then the excess of such sum shall be deemed to be additional rent for the year paid and shall not accrue to the Tenant's benefit in any subsequent year. All such rental payments shall be delivered to the Landlord at 635 Augusta Street, Greenville, South Carolina, 29605, or at such other place as the Landlord may, in writing, designate.

(4) The Tenant hereby covenants and agrees to use the leased premises only for the purpose of operating an office and warehouse for the conduct of its present business.

(5) The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in the case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for ten days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent for the Tenant, and to receive the rent therefor. The Landlord is hereby granted a lien in addition to any statutory lien or right to distrain that may exist, on all personal property of the Tenant in or upon the demised premises, to secure payment of the rent and performance of the covenants and conditions of this Lease; and the Tenant further

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