

by lessor, shall entitle lessor, at his option, to cancel this lease;

and in the event that the premises be used for any other business not herein called for which shall cause the lessor's fire and casualty insurance premium to increase, the lessee agrees to pay any increase in same.

In the event that the lessee falls behind thirty (30) days or more with the rental, then the whole of the unexpired amount due under the terms of this lease shall become immediately due and payable.

Outside signs to be erected that may connect with the parapet or any outside part of the buildings known as 1103-A and 1103-B, North Main Street, Greer, South Carolina, must be consented to by the lessor before being erected.

The lessee further agrees that he will keep the premises free from disorderly conduct and drinking on the parking lot outside the leased premises.

The lessee agrees to carry One Hundred Thousand (\$100,000.00) Dollars of liability insurance coverage on the aforementioned premises.

It is further agreed between lessee and the lessor that any violation of this lease not remedied by lessee within ten (10) days after written notice from lessor will entitle lessor, at his option, to cancel this lease.

To have and to hold the said premises unto the said lessee, Collins Music Company, Inc., its successors and assigns forever. The destruction of the premises by fire or making it unfit for occupancy or other casualty or thirty (30) days in arrears of rent will terminate this lease, if the lessor so desires. The lessee to make good any breakage of glass and all other injuries done to the premises during the term, except such as are done by natural decay and ordinary wear and tear; and agrees to make no repairs improvements or alterations in the premises without the written consent of the lessor. The lessee hereby acknowledges having a duplicate of this lease.

The lessee in consideration of this lease hereby releases the lessor from any and all liability in connection with a suit commenced in the Court of Common Pleas for Greenville County, South Carolina, on June 30, 1979; and this lease is taken in full settlement and satisfaction of all liability in