

assignment for the benefit of creditors, Landlord may, at his option, declare this lease terminated and take immediate possession of the premises.

(d) Any fixtures or other property of the Tenant placed in or upon or affixed or attached to the leased premises shall remain its property and Tenant shall have the right to remove the same upon vacating the premises or at any time prior thereto, provided Tenant shall first make satisfactory arrangements to restore the premises, at its expense, to the same condition as when the fixtures were installed and providing all rents due have been fully paid and Tenant is not in default in any way.

(e) That this lease shall be subordinate to any mortgage that may be placed on the leased premises without any further action upon the part of Tenant. Notwithstanding the foregoing, Tenant agrees to execute any documents in addition to this lease which may be required in connection with such subordination.

(f) Notices under or in connection with this lease shall be mailed to Tenant at P. O. Box 5005, Spartanburg, South Carolina 29301, and to Landlord at P. O. Box 516, Greenville, South Carolina, until written notice to the contrary.

(g) If any rent payable by Tenant shall remain unpaid for more than fifteen days after the same becomes due and payable, and after written notice thereof, or if the Tenant should violate or default in any of the other covenants and agreements herein set out and said default continues for a period of fifteen days after written notice thereof, Landlord may, at his option, declare the lease terminated and take immediate possession of the premises or he may institute suit to enforce said agreement, and, in the latter event, Tenant shall be liable for all costs incident to such an action, including reasonable attorneys fees. If the lease is terminated as aforesaid, Landlord shall release the property if a new lease is obtainable and Tenant shall continue liable for such loss as Landlord may sustain during the remaining life of said lease, either by way of loss of rents or expense including redecorating and commissions incident to any releasing.

(h) This lease shall be construed under the laws of the State of South Carolina.

(i) That neither Landlord nor Tenant, or any agent representing either, have made any statement, promise or agreement, verbally or otherwise, in addition to or in conflict with the terms of this lease. Any representations

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