

ardous purposes than the weaving, cutting, sewing, and storage of carpets and fabrics, and any increases in premiums which result from improvements made by the Lessee to the premises.

12. Until further notice, all notices from Lessee to Lessor shall be directed to Lessor at Post Office Box 1925, Northwood Industrial Park, Greenville, South Carolina. All notices from Lessor to Lessee shall be directed to Lessee at the leased premises.

13. Lessee shall keep and hold Lessor harmless from any liability for loss or damage to persons or property, both real or asserted, accruing from any cause or causes in or connected with or about the within demised premises, or arising out of Lessee's occupancy of said premises. For the further protection of the Lessee and the Lessor, Lessee agrees to carry continuously Owner's, Landlord's and Tenant's liability insurance in amounts of not less than \$25,000 for property damage and not less than \$100,000/\$300,000 for injury to one or more persons, and to furnish to Lessor each year copies of such policies to evidence the fact that this insurance is continuously in force and effect.

14. In the event the Lessee goes into bankruptcy, voluntarily or involuntarily, 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 State or Federal Law for the extension of its debts, or if its stocks of goods, machinery, equipment, 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 release within ninety (90) days, then and in each event, the Lessor shall

0.0.3.3

4328 RV-2