

VI

If any installment of rent shall be past due and unpaid by the Lessee for more than ten (10) days, or if the Lessee shall breach any of the other provisions of this lease provided for it to observe and perform, and shall fail to pay rent or to correct said breach within ten (10) days after written notice thereof from the Lessor, or if the Lessee shall abandon the leased premises or shall cease to conduct business therein; or if the Lessee is placed in bankruptcy or receivership or makes a general assignment of its property for the benefit of creditors, or if its property be seized under attachment, execution, or other process which is not vacated or released within twenty-one (21) days; then, and in any one of such events, the Lessor may, at its option, (a) declare the full rental for the entire term due and payable and may enter and take possession of the leased premises and resort to any remedies at law or in equity for the enforcement or collection of the rent payable under this lease or for the recovery or damages for the breach of said provisions, or (b) declare this lease terminated and enter and take possession of the leased premises and thenceforth hold them free from any rights of the Lessee to use or occupy the leased premises; but the Lessor shall, nevertheless, have the right to recover from the Lessee any and all amounts which, under this lease, may be due and unpaid for the use of the leased premises.

VII

The Lessor shall have the right to enter the leased premises at any reasonable time for the purpose of inspecting and exhibiting the premises and/or make repairs thereto. The Lessor shall not unreasonably interfere with the Lessee in its inspection or repairs.

VIII

The Lessee's rights under this lease shall be subject to the mortgage executed by the Lessor to Citizens Building & Loan Association, Greer, South Carolina and to Bankers Trust of South

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