

to be performed, or if the Lessee shall be adjudged bankrupt or insolvent, then, and in that event, the Lessor shall have the right, at its option, to terminate this Lease and to re-enter into and upon the said premises, and from thenceforth peaceably to hold and enjoy the same as if these presents had never been made, without prejudice to any other right of action or remedy which might otherwise be used against the Lessee.

4. The premises may not be sublet by the Lessee at any time during the term of the Lease, without prior written approval of the Lessor.

5. The Lessee shall keep the premises in good and sufficient state of repair and in the event the option is not exercised, shall surrender said premises at the end of the term in as good a condition as the reasonable use thereof will permit.

6. Lessee shall pay charges for water, gas, heat and electricity used in and upon said premises.

7. In the event the Lessee shall continue to remain in and occupy said premises after the expiration of the term of this Lease, such holding over shall not in any way be construed as a renewal or extension of the term, but shall constitute a tenancy from month to month only subject to the terms of this Lease for which the Lessee shall pay as rental the sum of Four Hundred Fifty and No/100 Dollars (\$450.00) per month, unless said holding over shall occur during the renewal period, in which event the rent shall be Five Hundred Twenty-five and No/100 Dollars (\$525.00).

8. The property that is the subject of this Lease is described as the building located at 1619 Augusta Road, Greenville, South Carolina.

9. The Lessor agrees to maintain fire insurance on the building and keep the roof, air conditioner and furnace in good repair and further agrees to be responsible for any major electrical or plumbing repair in excess of Two Hundred and No/100 Dollars (\$200.00). The Lessee shall maintain liability and contents insurance coverage on said premises, and in the event of a total loss by fire, the Lease payments will cease until the building is rebuilt or in the case of a partial fire loss, the Lease payments shall cease until repairs can be completed or Lessee can again operate the business.

10. If, during the term of this Lease or any renewal hereto, the Lessor should decide to sell the leased premises, then and in that

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