

shall be of such a nature that the same can not be rectified or cured reasonably within thirty days, then Landlord shall not have the right to take the said action or to begin the enforcing of the said rights or remedies, if Tenant shall in good faith have commenced within the said thirty-day period to rectify or cure the same and shall with all diligence prosecute the same until there shall have been full compliance.

RENTALS AND ADDITIONAL RENTS PAYABLE FOR TERM ONLY.

31. It is understood that all rentals and all sums or charges payable as additional rental hereunder and all other sums payable by Tenant hereunder shall begin to accrue and to be payable only with and after the beginning of the term hereof and Tenant shall under no circumstances be required to pay any such rentals, charges or sums or to obtain any insurance for any period prior to the term hereof.

REBUILDING, REPAIRS, OR ALTERATIONS BY LANDLORD

32. The Landlord shall not be called upon to rebuild the building and improvements on the demised premises or make any repairs or alterations to the same during the term of this lease.

PLAT OF DEMISED PREMISES

33. It is specifically understood and agreed that the blue print of the demised premises hereto attached marked "Exhibit A" is incorporated into and made a part of this lease in so far as it affects the premises hereby demised.

USE OF PREMISES BY TENANT

34. The Tenant covenants and agrees with the Landlord that it will not use or permit said premises to be used for any unlawful purpose, nor will it permit thereon anything which may be or become a nuisance. The Tenant further agrees that it will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or other casualty.

EXECUTION OF LEASE AND MODIFICATION OF TERM

35. It is covenanted and agreed that this lease merges all understandings and agreements between the parties hereto with respect to the leased premises, and shall constitute the entire lease agreement. Said lease is executed for the purpose of the parties hereto in four counterparts, which are in all respects similar, and each of which is to be deemed complete in itself, and any one of which may be introduced in evidence or used for any other purpose without the production of the other counterparts thereof. It is further understood and agreed that said lease agreement shall not be changed or modified except upon the written consent of the Landlord and Tenant, which written consent shall be executed in four counterparts and attached to and become part of this lease agreement.

RESTRICTIONS AGAINST RENTAL OF OTHER PROPERTY BY TENANT.

36. The Tenant covenants and agrees that it will not, directly or indirectly, own or operate in the City of Greenville, South Carolina, any other store of the kind which is now conducted or which may hereafter be conducted by the Tenant or by Green United Stores, Inc., in their other places of business in other parts of the United States as long as the Tenant or any of its subsidiaries are occupying the demised premises under the terms of this lease.

RIGHTS OF LANDLORD TO ASSIGN LEASE