

the same at the termination of this lease, leaving the premises in as good condition as they were at the commencement of this lease, reasonable wear and tear excepted. The Tenant is given the specific right to remove all of his fixtures, some of which are roasters, cookers, air-conditioning equipment, mirrors, signs and accessories, fans and accessories, window backs, shields at cookers, light fixtures, extra decorative ceiling, if any, and any other installation which might identify the storeroom as the business of the Tenant, this right to be exercised by the Tenant at the termination of the lease.

5. Landlord covenants and agrees that it will not lease any other store in any other property which the Landlord now or hereafter owns in the block between East Washington Street and East Coffee Street, in the City of Greenville, South Carolina, and will not consent to the sublease by any other tenant occupying any of such property, for a similar business which would be in competition with the Tenant herein, except that it is understood and agreed that J. C. Penney Company may sell some of the merchandise items described in the within lease.

6. If the rent above referred to or any part thereof shall be past due or unpaid on the date of payment by the terms hereof, or in the event that the Tenant should default or fail in the performance of any covenant or agreement on its part to be performed in this lease, and remain so for a period of fifteen (15) days after written notice of said non-payment or other default shall have been sent by registered mail to the Tenant at 632 South Main Street, Wilkes-Barre, Pennsylvania, then and in such case it shall and may be lawful for the said Landlord, at Landlord's option, by summary proceedings or by any other appropriate legal actions or proceedings, to terminate this lease, and to enter into said demised premises, and expel the said Tenant, or any person or persons occupying, in, or upon the said premises, and so to repossess and enjoy the said premises as in the Landlord's former estate, except that if any such default other than non-payment of rent cannot be remedied by the Tenant with reasonable diligence within fifteen (15) days, Tenant may have such additional time as may, under the circumstances, be reasonably necessary to remove such default.

RJR