

of this Agreement, either by lapse of time or otherwise, to surrender, yield and deliver up the demised premises, including all buildings and improvements in good condition. The Tenant covenants to pay when due all property taxes on all buildings and improvements to the Town of Mauldin and Greenville County, South Carolina, and continuing during the term of this lease.

## 8.

The Landlord grants unto the Tenant full right and privilege to borrow money and to mortgage, pledge or otherwise hypothecate the interests of the Tenant in the demised premises at any time and from time to time, provided that the term of any mortgage or other instrument of hypothecation upon the interests of the Tenant in and to the demised premises shall not extend beyond the term of this lease.

## 9.

If default shall be made by the Tenant in payment of the rent or in the event the Tenant should fail to keep and perform any covenants herein provided to be performed by the Tenant and such default shall continue to exist for a period of thirty days after notice, then the Landlord may at his election without further notice declare the demised term ended and terminated and re-enter and repossess the demised property including any buildings and improvements at such time situated thereon, or, at the option of the Landlord, declare the full rental price for the entire term immediately due and payable with the right to take any legal remedies at law or inequity for the enforcement or collection of the rent or to recover damages for the breach of said covenants as the Landlord may deem advisable.

## 10.

If the demised premises should become encumbered by any lien, judgment or other legal process, the effect of which would be to

## 4.

(Continued on next page)