

be removed by the Lessee at the expiration hereof, provided no damage will be done to the building in the removal thereof.

(b) That Lessor shall not be liable for any damages resulting to Lessee's property from his failure to make repairs for which he is responsible until he has had a reasonable opportunity to do so after written notice of the necessity therefor.

(c) That the Lessor will pay all taxes and assessments levied against the demised real estate during the term of this lease, and Lessee will pay all taxes and assessments levied against any of his property on the premises.

(d) That should the building on the demised premises be so damaged by fire or other casualty as to be unfit for occupancy or use, the rent, or a fair and just portion thereof, shall be abated until the premises have been restored by the Lessor. Should said building be destroyed or damaged to the extent of fifty (50%) per cent or more of its value by fire or other casualty either party shall have the right to terminate this lease by giving written notice of such intention to the other party herein within thirty (30) days from the date of such destruction or damage.

(e) That in the event of the bankruptcy of the Lessee or should he be placed in the hands of a receiver or make an assignment for the benefit of creditors, the Lessor may at his option declare this lease terminated and take immediate possession of the premises.

(f) That should the laws of South Carolina be changed during the term of this lease or any renewal hereof so as to render the retail sale of beer and liquor unlawful in Greenville County, South Carolina, then either party shall have the right to terminate this lease by giving written notice of such intention to the other party herein within thirty (30) days from the date when such law becomes effective. Such termination shall become