

unto the Tenant, its successors and assigns, for and during the term of ten (10) years commencing on the date hereof.

3. The Tenant does hereby agree to pay to the Landlord for and during the term hereof a rental of Thirty-one Thousand (\$31,000.00) Dollars, payable in instalments of Two Hundred Fifty-eight & 33/100 (\$258.33) Dollars per month for the entire term of said lease. Said rent shall be paid monthly in advance on or before the 10th day of each month.

4. It is understood and agreed that should any instalment of the rent be past due and unpaid by the Tenant, the Landlord may, at his option, after giving fifteen days written notice by registered mail addressed to Tenant at Greenville, South Carolina declare this lease terminated, whereupon the full rental price for the whole of the unexpired term shall be immediately due and payable and the Landlord may enter and take possession of the premises and resort to any legal remedies prescribed by law for the enforcement or collection of the rent due or to obtain possession of the leased property, provided that the Tenant shall not have paid said rent before the expiration of such fifteen days notice.

5. It is further understood and agreed that in the event the Tenant, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of its property for the benefit of creditors or files a petition pursuant to any state or federal law for the extension of its debts or for any type of reorganization, or if its stock of goods, wares and merchandise should be seized under attachment, execution or other process, which execution or other process is not vacated or such property released within fifteen days, then and in such an event, the Landlord shall have the right at his option to immediately terminate the lease, whereupon the full rental price for the whole of the unexpired term shall be immediately due and payable and the Landlord may enter