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In the event that the Tenants do not tear down or demolish the present buildings on the premises now occupied by W. A. Seybt & Co. and Wiggin Furniture Company at the expiration date of their respective leases, then Tenants agree that they will assume and pay all taxes becoming due on said buildings after the expiration date of said respective leases.

8. That Tenants shall have the right and privilege at all times during the continuance of this lease, to make, at their own expense, such changes, improvements, alterations and additions to the demised premises as the Tenants may desire. Any changes, improvements, alterations and additions made by Tenants shall immediately become the property of the Landlord and shall be considered as a part of the herein demised premises.

The Tenants agree that they will pay any taxes assessed against any buildings or additions to buildings that may be constructed on said premises.

9. That the Tenants shall have the right to place signs or other advertising devices, electrical or non-electrical, either parallel to the building or at any angle thereto, at or on either the front, back, roof or sides of such building, provided such signs or other advertising devices are constructed and maintained in accordance with the laws of the State of South Carolina and the ordinances of the City of Greenville.

10. That if, during the term of this lease or any renewal or renewals thereof, more than ten per cent (10%) of the ground area thereof shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, then Tenants shall have the option of terminating this lease, in which case any unearned rent or other charges paid in advance, shall be refunded to the Tenants. In the event only a portion of the herein demised premises shall be taken in any such condemnation or other proceedings, then the rent shall be reduced in the proportion that the amount of ground space in the demised premises is reduced by such condemnation or other proceedings. In any proceedings whereby all or a part of said premises are taken, each party shall be free to make claim against the condemning party for the amount of the actual provable damage done to each of them by such proceeding.

11. That the Landlord agrees that prior to February 1, 1957, it will remove from the premises, at its expense, the railroad siding