

(3) It is agreed that should any installment of rent be past due and unpaid by the Tenant the Landlord may at their option, after giving fifteen (15) days notice in writing by registered mail, addressed to the Tenant, Atlas Oil Company, Inc., Greenville, S. C., or to its last known address, 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 entire rent payable under this contract or to obtain possession of the leased property, provided the Tenant shall not have paid said rent before the expiration of such fifteen (15) days notice.

(4) 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 its creditors, or files a petition pursuant to any state or federal law for the extension of its debts, or for its reorganization, or if its stock of goods, wares and merchandise should be seized under attachment, execution or other process, and such attachment, execution or other process be not vacated or such property released within fifteen (15) days, then and in such an event, the Landlord shall have the right, at their option, to immediately terminate this lease and re-enter the demised premises and the full rental price for the unexpired term shall then be immediately due and payable.

(5) The Tenant shall keep the building and premises in good order and repair during the term of the lease and upon the expiration or termination of said lease shall deliver up the premises in as good condition as they were at the commencement of said lease, reasonable wear and tear alone excepted. Tenant shall allow the Landlord free access to the premises hereby leased for the purpose of examining or exhibiting the same, or to make any needful repairs or alterations of said premises, which said landlord may see fit to make. Tenant shall keep all and singular the said building and premises, including the plumbing, pumps and other fixtures in such repair as the same are at the commence-

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