

of Chapter 10 of the National Bankruptcy Act or if a receiver of the property of the Tenant shall be appointed by reason of Tenant's insolvency or inability to pay its debts, and shall not be discharged within 120 days after such appointment, then and in any of said events the Landlord may declare this lease terminated and any interest of the Tenant in this lease and any interest in the buildings constructed on the premises shall cease, and the Landlord may re-enter and take immediate possession of said premises.

This lease was negotiated by R. M. Caine of Greenville, S. C., and for his services rendered in negotiating said lease the Landlord has agreed to pay the said R. M. Caine the following commissions:

An amount equivalent to five per cent of all rentals accruing under the terms of said lease during the first ten years of said lease term;

An amount equivalent to four per cent of all rentals accruing under said lease during the eleventh to fifteenth years, inclusive, of said lease term;

An amount equivalent to three per cent of all rentals accruing under the terms of said lease during the sixteenth to twentieth years, inclusive, of said lease term;

An amount equivalent to two per cent of all rentals accruing under the terms of said lease during the twenty-first to twenty-fifth years, inclusive, of said lease term; and,

An amount equivalent to one per cent of all rentals accruing under the terms of said lease during the remainder of said lease term.

*Wm. D. [Signature]*

and Landlord does hereby authorize, empower and direct the Tenant to deduct from the amount of rentals due the Landlord under the terms of this lease, including rent charges 1, 2 and 3, the amount due the said R. M. Caine in accordance with the above schedule and remit the same directly to the said R. M. Caine, his executors, administrators, heirs and assigns. The said deductions and remittances to the said R. M. Caine shall be made if, as and when said rentals shall accrue.

It is agreed that any signs which Tenant may place on the property fronting on South Main Street shall be erected and placed on