

each and every such case, the term hereby granted shall immediately cease, determine and come to an end, and the Lessor may recover and resume possession of the demised premises by any legal means.

15. In the event that default be made in the payment of rental or any part thereof herein before provided to be paid, or in any of the covenants herein contained to be kept by the Lessee, it shall be lawful for the Lessor, at its election, after thirty (30) days' previous written notice has been given to the Lessee, to declare (provided payment has not been made or the alleged default cured within said 30 days) the term hereof ended and thereupon re-enter said premises or any part thereof and remove the Lessee, or any persons occupying the same, without prejudice to any remedies which it may have for the collection or arrearages in rent or the remedying of said default.

16. All trade fixtures, lighting fixtures, air conditioning and heating equipment installed by Lessee shall remain the property of the Lessee and may be removed by Lessee during this Lease or at the termination thereof, provided that removal of said fixtures or equipment will not weaken the structure of the building.

17. No waiver by the Lessee at any time of any forfeiture or breach of any covenant herein contained by the Lessee shall impair the right of the Lessor to declare a forfeiture for any subsequent breach.

18. Whenever any notice is required hereunder, the same shall be by registered or certified mail, addressed to the Lessor at Greenville, South Carolina, and to the Lessee at 1606 Easley Bridge Road, Greenville, South Carolina.

19. The Lessor agrees that during the term of this lease he shall not lease or rent to a discount store that will compete in the sale of dry goods with the Lessee within a two (2) mile radius of the property covered by this lease.