

vided, however, that any such signs, whether electric or otherwise, shall at all times comply with all laws which may be applicable to the use of such signs in that locality and in the installation of such signs the Lessee shall not damage the said building.

ELEVENTH

Lessee agrees to assume all liability and damages and to hold the Lessor harmless from any liability by reason of personal injury to any person or persons on or about the said premises occupied by the Lessee.

TWELFTH

It is expressly agreed between the parties hereto, that if default be made in the payment of the rent above reserved, or any part thereof, or in any of the covenants and agreements herein contained, to be kept by the Lessee, it shall be lawful for the Lessors, it's heirs or assigns, at anytime thereafter, at the election of Lessors, it's heirs and assigns, at anytime, without notice to declare said term ended, and to re-enter said demised premises, or any part thereof, either with or without process of law, and the Lessee, or any person or persons occupying the same, to expel, remove and put out, using force as may be necessary to do so, and the said premises again to reposses and enjoy, as before this demise, without prejudice to any remedies which might otherwise be used for arrears of rent or preceding breach of covenants, and Lessee further covenants and agrees that Lessor shall have, at all times, the right to distrain for rent due, and shall have a valid and first lien upon all property of Lessee whether exempt by law or not, as security for the payment of the rent herein reserved.

IN WITNESS WHEREOF we have hereunto set our hands and seals this the 1st day of November, 1958.

WITNESS

James A. K. Roper
Carlson C. Nelson

J. L. Hammack, Exec. Sec.
PALMETTO PAINTERS' FEDERATION,
INC., LESSOR

Thomas Zimmerman, Vice Pres.
INDUSTRIAL WELDING SUPPLIES, INC.
LESSEE

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