

(m) The Lessee will utilize the property for the receiving and distribution of brick and brick products; that the Lessee will carry on no other business upon the said premises without the written consent of the Lessor and any business of the Lessee performed on the premises shall be in accordance with the laws of the State of South Carolina and any applicable rules, regulations, orders or directives of any competent officer of the State or any political subdivision having jurisdiction thereof.

(n) The Lessor will install a six (6) foot Anchor type fence around the premises with double gate at the front entrance. In the event that the Lessor is able to secure the permission of the Piedmont and Northern Railway, the rear fence shall be erected on the Westerly right-of-way boundary of the right-of-way of the said railway. In the event that the Lessor is successful in securing the installation of the spur track by the Southern Railway Company, as hereinabove set out, the Lessor will erect the fence on the North boundary as near to the spur track as is compatible with the safety of the trains and crews thereof using the said spur track, and, further, the Lessor will erect three (3) or more double gates from the premises so as to make the unloading of the railroad cars as convenient as is reasonable.

(o) The Lessee shall, without any previous demand therefor, pay to the Lessor said rent at the times and in the manner above provided, and in case of nonpayment of said rent at such times and place and if the same shall remain in default for ten (10) days after any of said times, and if the Lessee shall fail to make said payments within five (5) days after receipt of notice thereof from the Lessor, or in case the said leased premises shall be deserted or vacated, the Lessor shall have the right to take possession of same as agent of the Lessee, either by force or otherwise, without being liable for any prosecution therefor, and may lease said premises as such agent of the Lessee, and receive the rent paid therefor. The Lessor shall have, and is hereby granted, a lien (in addition to any statutory lien or right to distrain that may exist) on all personal property of the Lessee in or upon the leased premises, to secure payment of the rent in performance of the covenants and conditions of this lease.

(p) The Lessee shall have the right to sublease the said premises to any tenant approved by the Lessor (which approval shall not be unreasonably withheld), provided, however, that the Lessee will be fully responsible for payment of rent and will continue to make such rental payments as provided in Paragraph (d) above, and further, that upon the termination of any such sublease, the Lessee will be fully responsible for having the said premises returned by it in as good condition as when subleased, reasonable wear and tear excepted. The Lessor hereby grants to the Lessee