

GREENHAITE CO. & C.
LIMITED COMPANY OF GREENHAITE)
STATE OF SOUTH CAROLINA)

NOTARIAL PUBLIC

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right the Lessee shall be required to notify the Lessor to this effect and the Lessor shall have the option to either approve the sublease or to declare this Agreement terminated.

It is hereby agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants on the part of the said Lessee, then it shall be lawful for the Lessor to re-enter the said premises and to have again, repossess, and enjoy the use of the same.

The Lessee covenants and agrees with the Lessor to pay to the Lessor the rent as specified herein, and that the Lessee will not assign this lease, nor let or underlet the whole or any part of the said premises, nor make any alteration therein without the written consent of the Lessor; that it will not occupy or use, or permit to be occupied or used, the said premises, for any business deemed extrahazardous on account of fire or otherwise; that it will use the said premises for the operation of the Baptist Book Store; that at the expiration of the said term, it will quit and surrender the premises in as good state and condition as reasonable wear and tear thereof will permit, damage by the elements excepted.

In the event the demised premises be destroyed or damaged by fire or other casualty and if the property can be restored or repaired and put in substantially the same condition they were in prior to the occurrence of such casualty within 120 days after the occurrence of such casualty, then, and in that event this lease shall continue in full force and effect, and the Lessee shall surrender possession of the demised premises, or so much thereof as may be needed in order to effect the restoration or repair thereof, to the Lessor, its contractors, employees and representatives, for the purposes of such restoration or repair, and same shall be restored or repaired by the Lessor and at Lessor's sole expense; but the monthly rental otherwise payable under the terms of this lease shall be equitably and proportionately reduced during the period of the time beginning with the date the Lessee notifies the Lessor that the premises are available to the Lessor for restoration and repair and ending with the date the Lessor notifies the Lessee that the said premises have been restored or replaced.