

mortgages or mortgage interest and deduct the amounts thus paid, with interest at the rate of 6% per annum, from any and all rents thereafter to become due under the terms hereof.

28. Lessee covenants and agrees to promptly pay the Federal, State, County and Municipal taxes, levies, and assessments charged against the furniture, fixtures, equipment and personal property of the Lessee on the leased premises.

29. In the event of failure of Lessee to pay any tax or assessment charged against the furniture, fixtures, equipment and personal property of the Lessee on the leased premises, Lessor may at its option pay said taxes and assessments, and such amounts so paid with interest at the rate of 6% per annum shall be added to and become a part of the rental of the premises.

30. The Lessee hereby gives and grants unto the Lessor a Landlord's Lien for rent under the statutes and laws of the State of South Carolina for the collection of any amounts which might be due and payable by Lessee under the terms of this lease which lien shall be prior and superior to the rights and liens of any mortgagees, lien creditors, or other creditors of the Lessee.

31. It is understood and agreed that the premises hereinabove referred to are now occupied by a lessee. If said present lessee fails to surrender possession of said premises by January 1, 1948, Lessor agrees to take legal action to obtain possession of said premises, but Lessor shall not be liable to Lessee in any manner whatsoever for failure to deliver possession of said premises to the Lessee under this lease; and if possession is not obtained by the Lessor on or before January 1, 1948, this lease shall commence on the date possession thereof is obtained by the Lessor and delivered to the Lessee, and continue for a period of five years thereafter under the terms and conditions herein set forth.

32. The Lessor covenants and agrees not to lease the adjoining property known as 122 North Main Street to any person, firm or corporation for the purpose of operating thereon a store