

The Lessee agrees not to cause or permit the premises hereby leased to remain unoccupied or vacant or cause or permit any act which would vitiate the fire insurance policy covering said building or cause or permit any act which would increase materially, the fire risk as to said building and will pay all electric lights, water, heat, gas and power bills accruing in connection with said premises during the term of this lease and will likewise comply with all rules, regulations and ordinances of the City Government of the City of Greenville, in any and all of its departments.

In the event the Lessee shall be adjudicated bankrupt voluntary or involuntary, or placed in the hands of a receiver, voluntary or involuntary, or makes an assignment for the benefit of its creditors, this lease shall thereupon terminate at the option of the lessor herein and the lessee agrees not to assign, mortgage or pledge this lease or sublet said premises or any portion thereof, without the written consent of the lessor herein.

It is further understood and agreed that all additions and improvements except trade fixtures and equipment placed upon the premises by the lessee shall remain upon and be surrendered with the premises to the lessor as a part thereof, upon termination of this lease by expiration or otherwise. Without in any way limiting the generality of the foregoing, it is agreed that wall fixtures and wall paneling shall be regarded and treated as trade fixtures, provided in the removal of said wall fixtures and wall paneling, the structural portions of the building shall not be marred or damaged and provided further that upon the removal of said wall fixtures and wall paneling, that the lessee, at its own expense, will restore the interior of said walls to their former condition.

It is further agreed that the lessee will, within a period of thirty days from the end of lessee's fiscal year, furnish lessor with a statement sworn to by an officer of the lessee, showing all gross sales made during the fiscal year ending immediately prior thereto, and will at such time pay to the lessor all bonus rental due to the lessor thereon. The