

In the event of the bankruptcy of the Lessee, or its assigns, or in the event that it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease immediately terminated and may take possession of the premises.

It is agreed by and between the parties of this lease that the Lessee shall have the privilege to assign this lease, in whole or in part, with all of the rights thereunder, but that by said assignment the Lessee shall in nowise be released from any of the terms of this lease nor from the rentals payable hereunder, nor shall the right herein given to assign, lease or sublet the premises be interpreted as in any way releasing the Lessee from any of the terms of this lease, or any of the rentals hereunder.

IN WITNESS WHEREOF, The Lessor and Lessee hereunto set their hands and seals this the day and year first above written.

Witnesses as to Lessor:

[Signature]

Martin G. Dudley (SEAL)
Lessor

[Signature]

THE HAWERTY FURNITURE COMPANY / (SEAL)
of Greenville
Greenville, S.C.

Witnesses as to Lessee:

By [Signature]
V-President.

[Signature]

[Signature]
Secretary
Lessee

[Signature]

