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ises and release the same to other persons, firms or corporations, crediting the tenant with the net amount of the rent collected from said new tenant to the extent of the rent for the unexpired term actually paid by or collected from the tenant herein.

(18) The tenant covenants and agrees with the landlord that it will not use nor permit said premises to be used for any unlawful purpose, nor permit thereon anything which may be, or may become, a nuisance, and that it will not do or permit to be done, anything which may render void or voidable any policy of insurance on said premises against fire; nor which may cause the landlord to have to pay a fire insurance premium in excess of that which he is now required to pay by reason of the business conducted by the tenant. It is distinctly understood that the tenant shall have the right to sublet departments in said store, but that said tenant, upon subletting the premises as a whole, shall first secure the approval of the landlord.

(19) Whenever notice is to be given to the tenant pursuant to the terms of this lease, it shall be sent by registered mail, addressed to the tenant at 275 Seventh Avenue, New York, New York. Whenever notice is to be given to the landlord, it shall be sent by registered mail, addressed to Jas. L. Love, Greenville, South Carolina. If a different address be furnished by either party to the other in writing, notice shall thereafter be sent to the new address.

(20) The failure of the landlord or the tenant to take advantage of any default on the part of the landlord or tenant, as the case may be, shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument be construed to waive or lessen the