

the demised premises and take possession thereof and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent, or to obtain possession of the leased premises.

6. The Tenant agrees to keep in good repair, at its own expense, during the term of the lease both the exterior and interior of the buildings and other improvements situate upon the property, ordinary wear and depreciation excepted.

7. Any repairs, improvements or alterations to the premises and buildings shall be made at the expense of the Tenant. Before making any substantial alteration or improvement, the written consent of the Landlord shall first be obtained. All repairs; improvements and alterations to the premises and building shall be deemed to be a part of the realty and shall become the property of the Landlord at the termination of the lease.

8. The Landlord reserves the right to inspect the premises and buildings at all reasonable times.

9. Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty to an extent of less than fifty per cent of the value of said building, the same shall be repaired, restored and made fit for occupancy and use by the Landlord within a reasonable time thereof, and a fair and just portion of the rent, according to the nature and extent of the damages, shall be suspended and cease to be payable until the building is repaired, restored and made fit for occupancy and use. Should the building or any substantial part thereof be destroyed or so damaged by fire or other casualty to an extent of fifty per cent or more of the value thereof, the Landlord shall have the option to rebuild, repair and restore said building within a reasonable time thereafter, or terminate this lease. The Landlord shall give the Tenant notice in writing by registered mail addressed to the Tenant at Greenville, South Carolina, of his election