

within which to complete the building and that the monthly installments of rent shall not commence until the completion of the building for occupancy by the lessee. The ten (10) year term of the lease shall be determined by the date of the completion of the building. After the determination of the occupancy date, the first monthly rental shall be payable on the tenth (10th) day of the first month after which the building has been occupied and shall thereafter be payable on the tenth (10th) day of each and every calendar month during the ten (10) year term.

4. It is further understood and agreed that should any installment be past due and unpaid by the lessee, the lessors may, at their option, after giving fifteen (15) days notice in writing by registered mail, addressed to the lessee at its office in Easley, South Carolina, or to its last known address, declare this lease terminated, whereupon the full rental price for the whole of the unexpired term shall be immediately due and payable, and the lessors may enter and take possession of the premises and resort to any legal remedies prescribed by law for the enforcement or collection of the entire rent payable under this contract or to obtain possession of the leased property, provided the lessee shall not have paid said rent before the expiration of such fifteen (15) days notice.

5. It is further agreed that in the event the business is discontinued or the premises vacated before the expiration of this lease, then the full rental price for the whole of the unexpired term shall be immediately due and payable. In the event the lessee, its successors or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver, or makes a general assignment of its property for the benefit of its creditors, or files a petition pursuant to any state or federal law for the extension of its debts, or for its reorganization, or if its stocks of goods, wares, and merchandise should be seized under attachment, execution, or other process, and such attachment, execution, or other process be not vacated or such property released within fifteen (15) days, then, and in such an event, the lessors shall have the right, at their option, to immediately