

unfit for use.

9. Landlord warrants that it has good title to the demised premises and that it has the right to lease them as herein provided, and that it will defend the title against all claims of all persons whomsoever.

10. In the event that the Tenant, its heirs 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 creditors, or files a petition pursuant to any State or Federal law for the extension of its debts, or if its stock of goods, wares and merchandise located in the leased premises should be seized under attachment, execution or other process and such attachment, execution or other process be not vacated or such property released within ninety (90) days, then and in each event, the Landlord shall have the right at its option, to immediately terminate the lease, whereupon the full rental price for the whole term of the unexpired term shall be immediately due and payable and the Landlord may enter 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.

11. Tenant shall have the privilege of erecting Neon signs and plain metal signs on the store front, provided said signs are installed in accordance with the laws and ordinances of the City of Greenville, County of Greenville and State of South Carolina.

12. Prior to the commencement date of this lease, the Landlord agrees to perform the following construction work in the leased premises:

(a) Construct partitions to separate the leased premises from adjacent property.

(b) Construct a clean floor ready to receive asphalt tile, linoleum or carpeting which is to be laid at the expense of the Tenant.

~~(c) Construct one small restroom with one commode and one lavatory.~~

(d) Finish the interior of the store with smoothly plastered walls and ceilings.

(e) Extend ducts and provide registers to deliver to the storeroom heat and air-conditioning from the central plants in the J. C. Penney Company building.