

and conditions of the Tenant hereunder, (c) provided that at the time of such assignment the Tenant be not in default hereunder, (d) provided the Tenant shall not thereafter engage in a business, directly or indirectly, similar to the business carried on by the Tenant under this lease in the City of Greenville during the remaining term of occupancy by the sub-tenant or sub-tenants, and (e) notwithstanding such assignment, the obligations of the original Tenant shall continue unaffected by such assignment.

It is further understood and agreed that nothing herein shall prevent the Tenant from subletting the entire devised premises to any wholly-owned subsidiary of the Tenant, nor from subletting or licensing at any time any department or departments in the Tenant's business upon the leased premises or the adjoining "Cable property" or the premises known as the "other Cable property", provided that such departments are operated as a part of the Tenant's business. Such subletting or licensing shall not relieve the Tenant or the sublessee from the provisions of the lease as to fixed or percentage rental or from any other conditions of the lease, nor affect the terms of this lease and the sales of such sub-tenants or licensees shall, for the purpose of computing the percentage rental hereinabove provided for, be considered the same as sales by the Tenant; and the Landlord shall have no interest in nor receive any part of the rent received by the Tenant from such sub-tenant.

Except as hereinabove provided, this lease, or any interest therein, may not be assigned, mortgaged or hypothecated by the Tenant or the Tenant's legal representative or by any receiver or trustee of Tenant's property without the written consent of Landlord first had and obtained.

#### INSURANCE

In addition to all other rents, the Tenant agrees that it will, at its own cost and expense, keep the buildings and improvements now or hereafter erected on the leased premises during the term of this lease, fully insured during said entire term against loss, destruction or damage by fire or other casualty to the full insurable value thereof, in a solvent company or companies authorized