

may proceed to collect the same, or may declare this contract of lease null and void and re-enter into the possession of the premises.

-VI-

In the event the premises are destroyed by fire, the lessor may, at his option, declare this lease null and void, or may repair the premises. During such time as the premises are not useable by the lessee the rent shall be abated, but if a portion of premises may be used to the advantage of the lessee, the rent shall be abated only as to the portion which is not useable.

-VII-

This lease shall automatically renew itself each year, unless either party, not desiring such renewal, shall give notice in writing of his intention to terminate the lease sixty days before the end of the annual rental period. It shall be sufficient for the lessor to give notice by posting the same on the door of the premises leased herein. It shall be sufficient for the lessee to give notice by certified mail addressed to the lessor at 22 Berkley Avenue, San Souci, Greenville, South Carolina.

-VIII-

The premises are accepted by the lessee in their present condition, and the lessor shall not be responsible for any repairs or improvements on the premises. The lessor shall not be responsible for the public's safety on the premises, and it shall be the duty of the lessee to maintain the premises in such a manner as to render them safe for public use. The lessor may, at his option, require the lessee to maintain a public liability policy for the protection of the public with regard to the