

(6) The Sublessee herein agrees to make all rental payments hereunder at the office of Alester G. Furman Co., South Carolina National Bank Building, Greenville, South Carolina, for disbursement according to the terms of paragraph 1 above and to pay to Alester G. Furman Co. a commission of five per cent (5%) of the total rentals paid and to be paid hereunder as the same shall mature.

(7) The Sublessee shall have the right to sublet the premises or any part thereof or to assign this sublease, but no such subletting or assignment shall relieve the Sublessee of its responsibilities and liabilities hereunder.

(8) If the Sublessee shall default in the payment of rent or in the performance of any of its other agreements hereunder and such default shall continue in the case of non-payment of rent for a period of fifteen days and in the case of violation of any of the Sublessee's other agreements for a period of thirty days after written notice of any such default (including non-payment of rent) given by the Sublessor to the Sublessee, the Sublessor, at his option, may terminate this lease and take possession of the premises, collecting the rental to the date of such termination; provided, however, that, if a default of the Sublessee (other than non-payment of rent) occurs in good faith be remedied within the aforesaid thirty day period, the Sublessee shall be allowed additional time to remedy the same.

(9) The Sublessor herein warrants that he has the right and interest in the aforesaid premises to enter into this agreement, and that himself, his heirs and assigns, to warrant and defend the peaceful possession of the Sublessee as herein granted against the claims of his heirs and against every person whatsoever.