

restore the building to the condition in which it was prior to such damage, whereupon this lease shall continue in force, and the rent shall be abated to the Tenant in proportion to the extent to which any portion or all of the premises are rendered unfit for occupancy or use. If the premises are damaged by fire or other casualty so as to be permanently or substantially unfit for occupancy or use by the Tenant, this lease may be terminated by either the Landlord or the Tenant upon written notice.

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, his heirs or assigns, goes into bankruptcy, voluntary or involuntary, or is placed in the hands of a receiver or makes a general assignment of his property for the benefit of creditors, or files a petition pursuant to any State or Federal law for the extension of his debts, or if his 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 not released within ninety (90) days, then and in each event, the Landlord shall have the right, at its option, to terminate immediately this 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 law and ordinances of the City of Greenville, County of Greenville, and State of South Carolina.

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