

7. The Lessee agrees to hold the Lessors harmless from any damages, claims for damages or expenses in connection with any such claims by or on the part of any person sustaining or claiming to have sustained personal injuries, property damage or death as a result of the use or occupation of said premises by Lessee its agents, servants, employees, or anyone claiming under it.

8. It is understood and agreed that these premises are to be used by the Lessee for the conducting of a dental supply and equipment business or any other business directly related thereto and for no other purpose and the Lessee expressly agrees that it will at no time use the premises for any purpose that would constitute a nuisance or would constitute a violation of any ordinance or regulation of the City of Greenville. And the Lessee, paying the rent hereby provided and performing the obligations herein imposed upon it, shall peacefully hold and enjoy the demised premises during said leasehold term without any interruption by Lessors their heirs or assigns, or anyone claiming by, through or under them, and they warrant and defend the Lessee in such use and possession of said premises. It is specifically agreed by Lessors that any mortgage existing over the premises hereby demised shall be subrogated to the rights of the Lessee.

9. In the event that any months' rent shall be in arrears and unpaid for a period of thirty days or in the event the Lessee is adjudicated bankrupt or is placed in the hands of a receiver or makes an assignment for the benefit of its creditors, upon the happening of any of these events, the Lessors shall have the option of declaring all unpaid rental immediately due and owing or of terminating this lease without further notice.

10. It is understood and agreed that the premises leased and demised herein cover the first floor and the basement to the building.

11. It is understood and agreed that except as otherwise expressed herein, the term "Lessors" and the term "Lessee" shall