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demised premises and at all times during the term hereof to keep the same in a good state of repair. The Tenant shall make no material alterations of the premises or improvements situate thereon without first securing the Landlord's written consent and, at the termination of the term hereof, shall deliver up the same in as good condition as the condition in which said premises shall at the commencement of the term hereof exist, reasonable wear and tear and damage by fire or other casualty alone excepted.

(16) Abatement of Rental. In the event the whole or a substantial portion of the improvements on the demised premises should be destroyed by fire or other casualty so as to render the same unfit for occupancy or use, then the rental due and payable hereunder, or a part hereof in proportion to the nature and extent of the damage, shall cease and be suspended until the premises are restored and made fit for occupancy and use. In the event the whole of the demised premises and improvements thereon should be so destroyed, either party may terminate this Lease by giving unto the other written notice within thirty (30) days from the date of destruction of the same.

within thirty (30) days after the same shall become due, or fails and neglects to carry out the covenants and conditions herein imposed upon it, the Landlord may, at his option, declare the rental for the entire term hereof immediately due and payable and proceed to collect the same, or, at his option, declare this (Continued on Next Page)

MORRAH & DILLARD

ATTORNEYS AT LAW

114 STOKES BUILDING

GREENVILLE, S. C.