

TAXES. Landlord shall pay taxes on the demised strips of land and the Tenant shall pay taxes on any improvements constructed upon the land.

DEFAULT CLAUSE. That if the rent above referred to, or any part thereof, shall be past due or unpaid on the date of payment by the terms hereof, or in the event that Tenant shall be in default or fail in the performance of any covenant or agreement on its part to be performed in this lease, and remain so for a period of thirty (30) days after written notice of said non-payment or other default shall have been sent by registered mail to Tenant at 411 North Main Street, Greenville, South Carolina, a copy thereof by registered mail to any Lessee or Lessees of the Tenant, at the address of the demised premises or such other place as may be later designated, and a copy thereof by registered mail to the owner and holder of record of any mortgage or mortgages then covering the demised premises, at such address as may be later designated in writing to the Landlord, or if the Tenant goes into bankruptcy or receivership, voluntary or involuntary, or takes advantage of any debtor relief proceedings under any present or future law or makes an assignment for the benefit of creditors, or if the premises or Tenant's effects or interest therein should be levied upon or attached under process against Tenant, and the same be not satisfied or dissolved within thirty days therefrom, then and in such case it shall and may be lawful for the said Landlord, at Landlord's option, by summary proceedings, or by any other appropriate legal action or proceedings, either (a) to terminate this lease, and to enter into said demised premises or any part thereof, and expel the said Tenant, or any person or persons occupying in, or upon the said premises, and so to repossess and enjoy said premises as in Landlord's former estate, except that if any such default other than non-payment of rent, taxes, or insurance cannot be remedied by the Tenant with reasonable diligence within thirty (30) days, Tenant may have such additional time as may, under the circumstances,