

The Tenants agree that they will pay any taxes assessed against any buildings or additions to buildings that may be constructed on said premises.

8. That the Tenants shall have the right to place signs or other advertising devices, electrical or non-electrical, either parallel to the building or at any angle thereto, at or on either the front, back, roof or sides of such building, provided such signs or other advertising devices are constructed and maintained in accordance with the laws of the State of South Carolina and the ordinances of the City of Greenville.
9. That if, during the term of this lease or any renewal or renewals thereof, more than ten per cent (10%) of the ground area thereof shall be taken in any proceeding by the public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, then Tenants shall have the option of terminating this lease, in which case any unearned rent or other charges paid in advance, shall be refunded to the Tenants. In the event only a portion of the herein demised premises shall be taken in any such condemnation or other proceedings, then the rent shall be reduced in the proportion that the amount of ground space in the demised premises is reduced by such condemnation or other proceedings. In any proceedings whereby all or a part of said premises are taken, each party shall be free to make claim against the condemning party for the amount of the actual provable damage done to each of them by such proceeding.
10. 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 Tenants should be in default or fail in the performance of any covenant or agreement on their 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 Tenants at P.O. Box 10368, Federal Station, Greenville, S.C.

or at later addresses to be designated, and to any sublessee or assignee of the lease of which Landlord has been advised in writing, then and in such case it shall and may be lawful for the said Landlords, at their option, by summary proceedings, or by other appropriate legal action or proceedings, 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 the said premises as in Landlord's former estate, except that if any such default other than non-payment of rent or taxes cannot be remedied by the Tenants with reasonable diligence within thirty (30) days, Tenants may have such additional time as may, under the circumstances, be reasonably necessary to remove said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, the Tenants hereby covenant and agree to surrender and deliver up the said premises and property peaceably to the Landlords immediately upon the termination of said term.