

13. The Lessee shall have the right to assign or sub-let this lease with all its terms and conditions as herein contained but said assignment or sub-letting shall be limited to business reasonably similar to the one that Lessee is operating with the approval of the Lessor and Lessee shall remain liable for the faithful performance of all of the terms and conditions as herein contained; provided, such approval shall not be unreasonably withheld.

14. Lessor reserves the right to enter the premises at reasonable hours to make inspections, repairs, alterations in or to the premises or building, to exhibit the premises to prospective tenants or others, and during the last ninety days of the term and without hindrance by Lessee, to display "For Rent" or similar signs on windows or elsewhere, to perform any acts relating to the safety, preservation, relating to the safety, preservation, reletting or sale of the property and to enter and redecorate, remodel or repair the premises for re-occupancy.

15. If the premises or the building are made wholly untenable by fire or other casualty, Lessor may elect: (a) to terminate the term of this lease as of the date of the fire or other casualty by notice to Lessee within thirty (30) days after that date, or (b) to repair, restore or rehabilitate the building or the premises at Lessor's expense within ninety (90) days after Lessor is able to take possession of the damaged premises and to undertake the repairs, restoration or rehabilitation, in which latter event the term of this lease shall not terminate, but the fixed rent shall be abated on a per diem basis while the premises are untenable. If the Lessor elects to repair, restore or rehabilitate the building or premises in the event of total destruction the Lessee shall have the right to continue the terms and conditions of this lease. In the event of partial loss in which the Lessor restores the building and same is not completely restored within a ninety (90) day period from date of loss, Lessee shall have the option of terminating this lease. In event of termination of the term of this lease pursuant to this section, fixed rent shall be apportioned on a per diem basis and be paid to the date of the fire or other casualty.

16. Whenever notice is to be given pursuant to this lease, it shall be sent by registered mail (a) addressed to the Lessee at the address of the leased premises, if said notice is to Lessee, and (b) addressed to the Lessor at Greenville, South Carolina, if said notice is to the Lessor.

17. Lessor and Lessor's agents and servants shall not be liable, and Lessee waives all claims, for damage to person or property sustained by Lessee or any occupant of the building or premises resulting from the building or premises or any part of either or any equipment or appurtenances being or becoming out of repair, or resulting from any accident in or about the building, or resulting directly or indirectly from any act or neglect of any tenant, or occupant of the building or of any other person, including Lessor's agents and servants. All property belonging to Lessee or any occupant of the premises that is in the building or the premises shall be there at the risk of the Lessee or such occupant only, and Lessor shall not be liable for damage thereof or any loss or destruction thereof.

18. Should any installment of rent be past due and unpaid for by Lessee, or should Lessee fail to perform any of the other terms and conditions of this lease to be performed by Lessee or should Lessee breach any of the conditions of this lease, or in the event that Lessee's business is discontinued for a period of ninety (90) days for any reason other than fire or other casualty, or the premises vacated or abandoned for a period of ninety (90) days during the term of this lease, or the Lessee is adjudged to be in bankruptcy, voluntarily or involuntarily, or the Lessee is placed in the hands of a receiver or makes a general assignment of Lessee's property for the

(Continued on next page)