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event that Tenant should 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 of default shall have been sent by registered mail to Tenant at 1708 Augusta Road, Greenville, South Carolina, 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, to terminate this lease, and to enter into said demised premises or any part thereof, and expel the said tenant, or any person 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, cannot be remedied by the Tenant with reasonable diligence within thirty (30) days, Tenant 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 Tenant hereby covenants and agrees to surrender and deliver up the said premises and property peaceably to the said Landlord immediately upon the termination of said term.

5. All furniture and trade fixtures placed in the said building by the Tenant shall be and remain the property of the Tenant, whether attached to the building or not, and the Tenant shall have the right to remove same at any time during the life of this lease or at the termination thereof.

6. The Tenant shall not sublet or assign this lease without the written consent of the Landlord, but it is agreed that the Landlord's consent shall not unreasonably be withheld.

7. Landlord warrants that he is seized of the above described premises in fee simple, and that he has the right to lease them as herein

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