

The Lessors covenant to cooperate with the Lessee for the purpose of obtaining any permit, license, or consent that may be necessary for the erection and maintenance of such signs.

(7) Should the building be so damaged, or any substantial part thereof be destroyed as the result of fire or other casualty so as to be unfit for occupancy or use, the rent, or a fair and just proportion thereof, according to the nature and extent of the damage, shall be suspended and cease to be payable until the building is restored and made fit for occupancy and use. Should the building be totally destroyed or substantially destroyed as the result of fire or other casualty, so as to be totally unfit for use, this Lease shall terminate at the election of either party provided notice in writing shall be given to the other party within ten (10) days after such damage or destruction.

(8) It is further agreed and understood that should the Lessee fail to pay the rental or any portion thereof when same shall become due and such default shall continue for a period of twenty (20) days, or in the event of any breach of any other covenant or agreement herein on the part of the Lessee agreed to be kept or performed, and such default shall continue for a period of twenty (20) days after notice in writing of such default shall have been sent by registered mail to the Lessee at Greer, South Carolina, then and in such event the Lessors shall have the right to declare the Lease terminated and take possession of the premises, collecting the rental up to the retaking of such premises.

(9) The Lessee shall have and is hereby given the