

Alcoholic Beverage Control Board and any other public authorities having jurisdiction over same.) This lease shall not be assigned, transferred or set over to any other party, nor shall there be any sub-lease of said premises or any part thereof without the express consent in writing of the Lessor. Such consent will not, however, be unreasonably withheld.

It is understood and agreed by the Lessee that there are certain restrictive covenants covering the above leased property and the said Lessee has been informed as to the nature and extent of such restrictions, such being of record in the Office of the R. M. C. for Greenville County, and it is further understood and agreed that the Lessor makes no warranty as to the ability of the Lessee to use the property leased for the purposes for which it is being leased if in any way such use might be in violation of the aforementioned restrictions. Notwithstanding anything contained herein to the contrary, it is understood and agreed that in the event the Lessee is prohibited by order of a Court having proper jurisdiction over the matter from using the leased premises for parking purposes by virtue of the aforesaid restrictive covenants, then this lease shall cease and terminate as of the effective date of such order and the Lessee shall only be liable to the Lessor for rent prior to the date of such termination.

In the event the Lessee shall become in arrears in any of the payments provided for in this lease for a period of fifteen (15) days, the Lessor shall have the option to terminate said lease. Should the Lessee be adjudicated bankrupt, either voluntarily or involuntarily, or be placed in the hands of a receiver, or make an assignment for the benefit of its creditors, or if any stock of goods and merchandise or equipment of the Lessee on the premises be taken under attachment, execution or other process, and said bankruptcy, receivership, assignment, attachment, execution or other process not be vacated and said property released within thirty (30)