

agrees that it will save harmless and indemnify the Lessor from and against any and all loss, liability or expense that may be incurred by reason of any accident on the premises or from any damage, neglect or misadventure to persons or property arising from or in any way growing out of the use, misuse, or abuse of the demised premises.

10. The Lessor covenants and agrees to make all necessary repairs to the roof and outside walls of the leased premises. All other repairs necessary to maintain the building in an adequate and good state of use shall be made by the Lessee.

11. The Lessee will neither do nor permit anything to be done on the premises which might constitute a public or private nuisance, or which is in violation of any laws of the United States, the State of South Carolina, the County of Greenville, South Carolina, or any other applicable governmental laws, ordinances or regulations.

12. If any installment of rent be past due and unpaid by the Lessee for a period of thirty (30) days, or on violation of any of the terms and conditions of this lease which is not corrected within thirty (30) days after written notice by the Lessor to the Lessee, or if the premises are used for any business other than that specified herein, or if said business is discontinued, or the premises vacated before the expiration of this lease, or the Lessee, or its successors and assigns, go into bankruptcy, voluntary or involuntary, or be placed in the hands of a receiver, or make a general assignment of its property for the benefit of creditors, or file a petition pursuant to any State or Federal law for extension of their debts, or for reorganization, or if any of the property of the Lessee located on the demised premises should be seized under attachment, execution or other process, and such attachment, execution or other process be not vacated or the property released within fifteen (15) days, then, and in any one of such events, the Lessor may, at its option, either: