

8. Not to assign this lease nor sublet the premises or any portion thereof without written consent of lessor.
9. Not to make any contract for construction, repair, or improvement on, in, of, or to premises, or any part thereof, or for any work to be done or materials to be furnished on or to premises, or any part thereof, without providing in such contract or agreement that no lien of mechanics or materialmen shall be created or shall arise against above-described land and/or the building or improvements at any time located thereon. All persons furnishing any work, labor or materials, as well as all other persons whatsoever, shall be bound by this provision and by the notice thereof from and after date of this lease, and notice is hereby given that no mechanic's lien, materialmen's lien, or any other incumbrance made by or obtained against lessee, or his interest in demised land and/or the building or improvements thereon, shall in any manner or degree affect the title or interest of lessor in land and/or the building or improvements thereon. To that end, lessee agrees that he will not make any contract or agreement, either oral or written, for any labor, services, fixtures, material or supplies in connection with altering, repairing or improving any building or improvement on premises without providing in such contract or agreement that contractor or contractors waive all right to a mechanic's lien, and waive all right of any subcontractor or subcontractors to mechanics' liens, by reason of furnishing any labor, services and/or material under such contract or contracts, whether written or oral, and that such contract or contracts shall upon execution, be immediately filed in office of recorder of deeds of Greenville county, South Carolina, and a copy thereof lodged with lessor.
10. Lessee has examined and knows condition of premises, and has received same in good order and repair, except as herein otherwise specified, and no representations as to condition or repair thereof have been made by lessor or his agent, prior to, or at execution of, this lease.
11. Lessor shall have a lien on all of property of lessee used or situated on premises, to secure payment of rent (and other indebtedness owing from lessee to lessor at any time during existence of this lease) to become due under this lease, and in default of payment may take possession of and sell such of said property as may be sufficient to pay delinquent rent (or indebtedness).
12. If lessee shall abandon or vacate the premises, they may be relet by lessor for such rent and on such terms as lessor may see fit; and, if a sufficient sum shall not be thus realized, after paying all expenses of such reletting and collecting to satisfy the rent hereby reserved, lessee agrees to satisfy and pay all deficiency.
13. At expiration of this lease, to give peaceable possession of premises to lessor, in as good condition as they now are, the usual wear, inevitable accidents, and loss by fire excepted.
14. This lease may be terminated by lessor in the event of the breach of any of the agreements of lessee herein contained, in which case lessor may reenter on the premises and immediately thereon, this lease shall thereupon terminate.
15. This lease, at option of lessor, shall terminate in case lessee shall by any court be adjudged a bankrupt or insolvent, or in case lessee shall make an assignment for benefit of creditors.
16. To observe and comply with all rules, regulations and laws now in effect or which may be enacted during the continuance of this lease by any municipal, county, state or federal authorities having jurisdiction over the premises, and to indemnify lessor for any damage caused by violation thereof.
17. In case lessor, by reason of the failure of lessee to perform any of the agreements or conditions herein contained, shall be compelled to pay or shall pay any sum of money, or shall be compelled to do or shall do any act which requires payment of money, the sum or sums so paid or required to be paid, together with all interest, costs and damages, shall be added to instalment of rent, and shall be collectable as additional rent in same manner and with same remedies as if it had been originally reserved. On failure of lessee to make repairs, as provided for herein, lessor may make necessary repairs, and add the amount of cost of such repairs to the rent due hereunder on the first of the month following date of repairs, and such cost of repairs shall be and constitute such rent together with the rent above provided for.

V. E. L.  
E. H. B.  
J. O. R.  
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