

In the event that a part of the demised premises shall be taken or condemned, and:

- (a) The part so taken includes the building on the demised premises or any part thereof; or
- (b) The part so taken shall remove from the premises ten (10%) per cent or more of the frontage or depth of the parking area thereof; or
- (c) The part so taken shall effectively eliminate twenty-five (25%) per cent or more of the total parking area; or
- (d) Such partial taking shall result in cutting off direct access from the demised premises to any adjacent public street or highway, then and in any such event, the Tenant may, at any time after the filing of a declaration of taking therefor or within a period of sixty (60) days after the date when possession of the premises shall be required by the condemning authority, elect to terminate this Lease.

15. QUIET ENJOYMENT: Landowner covenants and agrees with Tenant that so long as Tenant shall pay all rental promptly as the same shall become due and payable and shall comply with its other covenants and agreements as herein contained, Tenant shall quietly enjoy the use and occupancy of the demised premises, free and clear of all claims of all persons whomsoever.

16. STATUTORY LIEN ON EQUIPMENT: Landowner shall have at all times a valid lien for all rentals and other sums of money becoming due hereunder from Tenant upon all equipment, fixtures and furniture of Tenant situated on the above described premises. Upon the occurrence of an event of default by Tenant as hereinabove defined, Landowner shall have the option, in addition to any other remedies provided herein or by law, to enter upon the leased premises with or without the permission of Tenant and take possession of any and all equipment, fixtures and furniture of Tenant situated on the leased premises without liability for trespass or conversion, to sell the same without notice at private or public sale, with or without having such property at the sale, at which Landowner or his heirs may purchase, and to apply the

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