

United States or of any state, or makes a general assignment for the benefit of creditors, or if a receiver of all the property of the Tenants is appointed and shall not be discharged within ninety (90) days after such appointment, then the Landlords may, at their option, declare the term of this Lease Agreement at an end and shall forthwith be entitled to immediate possession of the said premises.

14. If the demised premises, or any part thereof, shall be taken in any proceeding by public authorities by condemnation or otherwise, or be acquired for public or quasi-public purposes, the Tenants shall have the option of terminating this Lease, in which case any unearned rent shall be refunded to it. In the event that only a portion of the demised premises shall be taken by condemnation or other proceeding, and the remaining part of the premises shall reasonably unusable by the Tenants, and if the Tenants elect not to terminate this Lease, then the rent shall be reduced in the same proportion that the amount of floor space in the demised premises is reduced by such condemnation or other proceeding. In any proceeding whereby all or part of said premises are taken, whether or not the Tenants elect to terminate this Lease, all parties shall be free to make claim against the condemning party for the amount of the actual provable damage done to each of them by such proceeding.

15. The Tenants shall have the right to assign this Lease or to sublet the said premises upon the written consent of the Landlords.

16. Upon the termination of this Lease or any renewal thereof, Tenants shall surrender the premises in the same condition or repair as at the beginning of the term, ordinary wear and tear and damages not caused by Tenants excepted.

17. All notices required to be given to Landlords hereunder shall be sent by registered or certified mail to, and all rent payments shall be made to Landlords at 707 East McBee, Greenville, South Carolina, 29601, or to such other address as Landlords may direct from time to time by written notice forwarded to Tenants by registered or certified mail.

All notices required to be given to Tenants shall be sent by registered or certified mail to Tenants at 1 College Street, Greenville,

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