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days after written notice thereof from the Lessor, or if the Lessee shall abandon the leased premises or shall cease to conduct business therein; or if the Lessee is placed in bankruptcy or receivership or makes a general assignment of his property for the benefit of creditors, or if his property be seized under attachment, execution, or other process which is not vacated or released within seven (7) days; then, and in any one of such events, the Lessor may, at his option, (a) declare the full rental for the entire term due and payable and may enter and take possession of the leased premises and resort to any remedies at law or in equity for the enforcement or collection of the rent payable under this lease or for the recovery or damages for the breach of said provisions, or (b) declare this lease terminated and enter and take possession of the leased premises and thenceforth hold them free from any rights of the Lessee to use or occupy the leased premises; but the Lessor shall, nevertheless, have the right to recover from the Lessee any and all amounts which, under this lease, may be due and unpaid for the use of the leased premises.

10. The Lessor shall have the right to enter the leased premises at any reasonable time for the purposes of inspecting and exhibiting the premises and/or make repairs thereto. The Lessor shall not unreasonably interfere with the Lessee in his inspection or repairs.

11. The Lessee's rights under this lease shall be subject to the mortgage executed to Southern Bank and Trust Company, secured by the leased premises, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1360, Page 629. The Lessor agrees to pay timely all installments due under the mortgage and to keep the mortgage in good standing during the term of this lease.

12. The Lessee shall have the right at the termination of this lease, if he shall not be in default of any pro-