

9. This lease may be terminated by the Lessor in case of breach by the Lessee of any of its obligations hereunder, or if the Lessee shall vacate or abandon the leased premises or cease operations at 121 West Broad Street, Greenville, South Carolina, or if the Lessee shall remove any of the Property from the leased premises for purposes other than repair, or if any distress, execution, or attachment against the Lessee is levied upon the Property or any property of the Lessee, or if the Lessee shall be adjudicated bankrupt, or a receiver is appointed for it, or it makes any assignment for the benefit of creditors. In any one of such events, the Lessor may terminate this lease upon five (5) days written notice to the Lessee. The Lessor shall have such remedies which are then available to it under the laws of the State of South Carolina for recovery of the Property or for breach of contract of this lease or for recovery of any rent or other sums due under this lease, each such remedy being cumulative to all other remedies and not exclusive. The waiver or non-enforcement by the Lessor of its right to terminate this lease with respect to any breach by the Lessee shall not be deemed to affect the right of the Lessor to elect to terminate this lease or resort to any other legal remedy for any subsequent or other breach by the Lessee.

10. Unless the Lessee shall have exercised its rights under Paragraph 11, the Lessee shall, upon the termination of this lease, forthwith deliver to the Lessor without any expense to the Lessor the Property in good order and condition, reasonable wear and tear excepted.

11. If the Lessee shall exercise the option to renew its lease with Broad Realty, Inc. for the premises at 121 West Broad Street, Greenville, South Carolina, and if the Lessee shall not be in default under this lease with the Lessor, the Lessee shall have the right to purchase the sewing machines,