- 9. It is further mutually agreed that the Lessee shall not assign this Lease unless prior written permission of the Lessors is obtained.
- 10. It is further agreed that any furniture and equipment installed by Lessee shall at all times be and remain the personal property of the Lessee, however, the Lessee agrees that it shall be responsible for and will repair damage caused by any removal of said property.
- 11. Either (a) the appointment of a receiver to the possessions of all or substantially all of the assets of Lessee, or (b) a general assignment by Lessee for the benefit of creditors, or (c) any action taken or suffered by the Lessee under any insolvency or bankruptcy act shall constitute a breach of this Lease by Lessee. Upon the happening of any such event this Lease shall terminate ten (10) days after written notice of termination from Lessors to Lessee, and Lessors shall be entitled to any remedy allowed by law.
- 12. Lessee shall have the right to install and erect signs and placards about the demised premises and on the roof of the building in such quantity and of such size and type as will, in the judgment of Lessee, most effectively promote Lessee's business. All such signs shall conform to local codes and other laws governing same, and shall be removed by Lessee at the termination of this Lease. Lessee agrees to be responsible for any damage caused as a result of the removal of said signs.
- 13. Any notice under this Lease shall be deemed to have been given when a written memorandum thereof is deposited in a United States Mail Box or Chute with postage prepaid and addressed to the party entitled to receive notice at the address contained in this Lease, or at such other addresses as the parties may from time to time designate.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this the 28 day of February, 1977.

In the Presence of:

Thomas H. Coker

Jeane H. Coker

THE MCCRAY CORPORATION

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GUARANTY

FOR VALUE RECEIVED, and as an inducement to the Lessors for the execution of the within Lease, we, the undersigned, do hereby personally guarantee the full and complete performance of the within Lease by the Lessee.

In the Presence of:

Patrick Market

328 RV.2

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