

scheme used by Lessee in connection with its said business. In addition, Lessee shall have the right but shall not be required to dismantle any hardening room that may have been constructed in the demised premises, and to remove all cork or other insulation used in the construction thereof.

10. Lessee covenants and agrees that if it shall fail to pay the rent herein reserved within ten (10) days after written notice that the same is overdue, or if said Lessee shall fail to keep and perform any or all of the covenants and agreements on its part to be kept and performed hereunder, after fifteen (15) days' written notice from Lessor to Lessee specifying the nature and extent of the default or breach of covenant, then the term hereby created, at the option of said Lessor, shall cease and determine, and said non-payment of rent or breach of covenant shall operate as a notice to quit, all and every other kind of notice to quit being hereby expressly waived, and said Lessor may proceed to recover possession of said premises, under and by virtue of the Code of Laws for the State of South Carolina regulating proceedings between landlords and tenants.

11. In the event the demised premises be partially damaged or destroyed by fire, windstorm, flood or the elements, and such damage or destruction shall not be so extensive as to preclude Lessee from carrying on its business in the demised premises, the Lessor agrees to repair or restore the demised premises with all due diligence, at his own expense, and the rent which Lessee is required to pay hereunder shall be proportionately abated according to the nature and extent of the damage or destruction. If, however, the demised premises be damaged or destroyed so as to be rendered untenable in whole or in part, so that the Lessee cannot reasonably carry on its business in the manner in which it had theretofore been ordinarily conducted from the demised premises, then the rent shall abate until restoration of the premises