

process be not vacated, or subject property released within fifteen (15) days, then, and in any one of such events, the Lessor may, at his sole option, after giving fifteen (15) days notice, either:

- (a) declare the full rental price for the entire term and/or any other indebtedness due by the Lessee unto the Lessor to be immediately due and payable and resort to any legal remedies at law or in equity for the enforcement or collection of the rent or other indebtedness or to recover damages for the breach of said covenants. In the event the full rental price for the entire term of this lease becomes due and payable or in the event any other indebtedness due by the Lessee unto the Lessor becomes due and payable and is unpaid by the Lessee, it is understood and agreed that the Lessor shall have the right to take possession of the premises and re-lease the same to other persons, firms or corporations, crediting the Lessee with the net amount of the rent collected from said new lease to the extent of the rent for the unexpired term due and payable and to the extent of such other indebtedness due and payable by the Lessee herein; or
- (b) declare this lease terminated and enter and take possession of the leased premises, and thenceforth hold the same, free and clear from any right of the Lessee, or their heirs, successors, and assigns, to the use of said demised premises, but the Lessor shall, nevertheless, have the right to recover from the Lessee any and all amounts which may then be due by the Lessee unto the Lessor and unpaid;

provided the Lessee shall not have paid said rent, other indebtedness or remedied said default before the expiration of such fifteen (15) days notice.

24. As security for the payment of all rent due under this lease, the Lessee agrees that the Lessor shall have a landlord's lien upon the property of the Lessee on the demised premises, whether exempt by law or not, and shall have at all times, the right to distrain for rent due.

25. Whenever notice is to be given to the Lessee pursuant to the terms of this lease, it shall be sent by registered mail addressed to the Lessee at Greenville, South Carolina, or by personal delivery to a partner, officer or agent of the Lessee at the leased premises. When notice is to be given