

terms hereof, or in the event that the Tenant should default or fail in the performance of any covenant or agreement on his part to be performed in this lease and remains so for a period of fifteen (15) days after written notice of said non-payment or other default shall have been sent by registered mail to the Tenant at No. 12 North Main Street, Greenville, South Carolina, then and in such case it shall and may be lawful for the Landlord, at the Landlord's option, by summary proceedings or by any other appropriate legal actions or proceedings, to terminate this lease, and to enter into said demised premises, and expel the said Tenant, or any person or persons occupying in or upon the said premises, and so to repossess and enjoy the said premises as in the Landlord's former estate, except that if any such default other than non-payment of rent cannot be remedied by the Tenant with reasonable diligence within fifteen (15) days, the Tenant may have such additional time as may, under the circumstances, be reasonable necessary to remove such default.

7. The Tenant shall not sublet or assign this lease, without the written consent of the Landlord, except that the Tenant, without the consent of the Landlord, may from time to time assign this lease or sublet said premises to any corporation owned or controlled in whole or in part by him or to any partnership of which he may be a partner, provided he shall remain responsible and personally liable for the performance of the covenants in this lease.

8. Landlord shall carry an adequate amount of insurance on the building, and should it be damaged by fire or other casualty so as to be temporarily unfit for the Tenant's occupation or use, the Landlord shall promptly repair and