

or sale of the demised premises and shall also provide for payment thereof together with all penalties and interest, costs, and expenses by deposit of a sufficient sum of money or by good and sufficient undertaking as may be required by law to accomplish such stay.

Article 5

Lessor's Interest Not Subject to Mechanics' Liens

5.1 No lien. All persons to whom these presents may come are put on notice of the fact that the Lessee shall never, under any circumstances, have the power to subject the interest of the Lessor in the premises to any mechanics' or materialmen's liens or lien of any kind, unless a specific provision to the contrary authorizing in specific terms the creation of such lien or liens is elsewhere herein contained.

5.2 Release of lien. The Lessee covenants and agrees with the Lessor that the Lessee will not permit or suffer to be filed or claimed against the interest of the Lessor in the demised premises during the continuance of this Lease, any lien or claim of any kind (excepting for the mortgage(s) referred to in Article 12 hereof), and if such lien be claimed or filed, it shall be the duty of the Lessee, within 30 days after the Lessor shall have been given written notice of such a claim having been filed among the Public Records of Greenville County, South Carolina, or within 30 days after the Lessor shall have been given written notice of such claim and shall have transmitted written notice of the receipt of such claim unto the Lessee (whichever 30 day period expires earlier), to cause the premises to be released from such claim, either by payment or by the posting of bond or by the payment unto the court of the amount necessary to relieve and release the premises from such claim, or in any other manner which, as a matter of law, will result, within such period of 30 days, in releasing the Lessor and the title of the Lessor from such claim; and the Lessee covenants and agrees, within such period of 30 days, so as to cause the premises and the Lessor's interest therein to be released from the legal effect of such claim.