

all expense necessary for adapting the leased premises to its use. The Lessor agrees to permit the Lessee, at its option and expense, to build studios, install additional wiring and equipment and otherwise from time to time remodel the leased premises as it may deem necessary and/or advisable for the purpose of using said premises for a broadcasting station. At the termination of this lease, the Lessee covenants and agrees that, if the Lessor shall so demand, it will at its expense, restore the leased premises to their original condition.

It is further agreed by and between the parties hereto that the revocation of authority of the Lessee to operate said radio station by the Federal Communication Commission, or the destruction of the Poinsett Hotel by fire, or other unavoidable casualty, or the destruction of the premises occupied by the Lessee by fire, or other unavoidable casualty, so that either hotel or premises described in this lease is rendered unfit for use or occupancy, shall terminate this lease.

It is further agreed by and between the parties hereto that this lease and all rights herein or hereunder shall be expressly superior in all respect to the lien of any further mortgage or mortgages which may be placed upon the property by the Lessor, and its assigns, and to all and every of the rights thereby acquired by any such mortgage or mortgages.

The Lessee shall have the privilege of maintaining the signs heretofore installed by it under a prior lease so long as they comply with the ordinances of the City of Greenville. No additional signs or changes in the existing signs shall be made without the approval of the Lessor.

Should the Lessee fail to pay any installment of rent hereunder within sixty (60) days after same becomes due, or breach any of the covenants hereunder and fail to remedy such breach within thirty (30) days after written demand from the Lessor that it do so, the Lessor may, at its option, declare the rent for the entire remaining period of the lease immediately due and payable, and proceed to collect same,