

or terminate the lease and take immediate possession of the premises, collecting rent up to the time of such retaking.

It is further agreed that in the event of the bankruptcy of the Lessee, or in the event it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessor may, at its option, declare this lease immediately terminated and may take possession of the premises.

The Lessee further covenants and agrees that it will not assign this lease or sublet said premises without the written consent of the Lessor. That it will neither do or permit anything to be done which might render void or voidable any policy for the insurance of said premises against said fire, or which might render any increase or extra premium payable for such insurance. That at the termination of this lease, it will deliver up said premises to the Lessor in as good condition as they shall be at the beginning, reasonable wear and tear and damage by ordinary use and elements alone excepted.

The Lessor covenants and agrees that upon the Lessee paying the rent as aforesaid and keeping and performing all other covenants and agreements on its part, that it may have possession of the leased premises for the term aforesaid.

The Lessor further covenants and agrees that at the termination of this lease, the Lessee shall have the privilege of removing all partitions and other kinds of installations, including the air conditioning system installed by it in the leased premises, provided satisfactory arrangements are first made with the Lessor for taking care of all repairs, including holes in the walls and floors, and re-painting, necessitated by such removal.

IN WITNESS WHEREOF, the parties hereto have caused this lease to be signed by their duly authorized officers and their corporate seals to be hereunto affixed this day and year first above written.

In the Presence of:)
Hollie Williams)
W.D. Garrison)
 As to Lessor)

GREENVILLE COMMUNITY HOTEL)
 CORPORATION)
 By G.M. Johnston)
 President)
 LESSOR)

