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Upon the termination of this lease the Lessee waives for itself and all other persons claiming under or through it, all right to redeem said leased premises under any present or future laws of the State of South Carolina.

## Article XII.

## Performance by the Lessee.

The Lessee hereby covenants, and agrees to observe, keep and perform the covenants, conditions, provisions, stipulations and agreements, herein contained by it to be paid, kept and performed as herein provided.

## Article XIII.

## Remedies of the Lessor.

It is agreed between the parties hereto that in addition to the rights and remedies herein given and reserved to the Lessor for the collection of rents or otherwise, said Lessor shall have and may enforce all rights, and privileges afforded landlords under the laws of the State of South Carolina, and/or under Federal Law, now in force or hereafter enacted, and that all such rights whether herein given or afforded by law shall be construed as cumulative, and the election to invoke any one remedy shall not be construed as waiving the right to invoke or enforce any other remedy to which the Lessor may be entitled herein or by the laws of the State of South Carolina.

## Article XIV.

## Notices.

It is further agreed that all notices and demands which may be proper or necessary to be given to the lessee may be given by Registered mail addressed to the Lessee at its office located in the above described premises, or at the last address (if any other) filed in writing by the Lessee with the Lessor.

## Article XV.

Insurance.

Lessee agrees to carry General Public Liability Insurance covering the premises and plate glass insurance, furnishing Lessor with certificates of both policies.

## Article XVI.

## Fixtures now on Premises.

Store fixtures belonging to lessor and consisting principally of the following articles are to be left in said premises for the use of lessee:

Awning, window reflectors, window valances, window back-grounds and mirrors, carpets and wall cases and present fitting room with all mirrors, store lighting units, and cash and wrapping desk.

Other fixtures belonging to Lessor are to be removed consisting principally of the following:

Over-head sign, floor insert, bronze trademark head, all window fixtures, electric light bulbs, fans, chairs, cash register, telescope rods, metal hanging rods, tables, hangers, vacuum cleaner and loose fixtures of all kinds, etc.

When Lessee shall have complied with all the terms of this lease and made all payments due under this lease, fixtures which are being left in said premises by Lessor, are then to belong to lessee.

In Testimony Whereof the parties hereto have hereunto set their names and seals in duplicate, as of the day and year first herein written.

Attest; Ralph Applehaven  
Secretary

Attest: Irving Goldberg.  
Secretary

Witness:  
1. Evelyn Goddard  
2. Ira A. Gresham.

State of South Carolina,  
County of Greenville,

Personally appeared before me Evelyn Goddard and made oath that he saw the within named Dare Hat Shops Inc., by Bernard Goldberg, Pres., sign, seal and as his act and deed deliver the within instrument and that he witnessed the execution thereof,  
Sworn to before me this 20 day of Mar. A. D. 1935.

Ira A. Gresham (SEAL)  
Notary Public, S. C.

Virginia Dare Stores, Inc.,  
BY: Sidney M. Netzorg, Pres.  
Sidney M. Netzorg, Pres.

Dare Hat Shops, Inc.,  
BY: Bernard Goldberg,  
Pres.