

not conflict with any option or options herein contained, and also the Lessor shall have the right to exhibit said premises beginning ninety (90) days prior to the expiration of the demised term and to put upon said premises during said period the usual "For Sale" signs.

(g) In case of destruction of said building or premises by fire or the elements, during the term hereby created, or such partial destruction thereof as to render the premises demised wholly untenable or unfit for occupancy, or should they be so badly injured that the same cannot be repaired within ninety (90) days from the happening of such injury, then and in such case the term hereby created shall cease and become null and void from the date of such damage and destruction, whereupon the tenant shall immediately surrender said premises and all its interest therein to the Lessor, and the Lessee shall pay rent within said term only to the time of such surrender; and in case of such destruction or partial destruction, the Lessor may re-enter and repossess said premises discharged from this lease and may remove all parties therefrom, however, should said premises be repairable within ninety (90) days from the happening of such injury, the Lessor may enter and repair the same with all reasonable speed, and the rent shall not accrue after said injury or while repairs are being made, but shall recommence immediately after said repairs shall be completed. But, if said premises shall be so slightly injured by fire or the elements as not to be rendered unfit for occupancy, then the Lessor agrees to repair the same promptly, and in that case the rent accrued and accruing shall not cease or determine.

(h) The Lessee shall have the right and privilege of hanging or suspending any sign or signs on said building so long as the same complies with the ordinances of the City of Greenville.

(i) Should the Lessee violate any of the terms, covenants, conditions or provisions of this Lease or become more than thirty (30) days in arrears with the rent, then the Lessor may, at his option, after giving ten (10) days notice of his intention so to do, by registered mail, addressed to the Lessee, declare this Lease terminated and take immediate possession of the premises, at which time the full rental price for the whole of the unexpired term shall become immediately due and payable.

ITEM 5.

As a part of the consideration of this Lease, the Lessor hereby grants to the Lessee an option to purchase the premises herein leased, said option to extend from the 22nd day of APRIL, 1948, through and including the