

6. Lessee agrees to do all interior decorating during the term of this lease after the improvements herein set forth have been made, and agrees to surrender the said leased premises to the Lessor in as good condition as they are at the time occupancy begins, ordinary wear and tear excepted.
7. Lessee shall have the option to renew this lease for an additional term of 5 years upon the rental to be agreed upon by the Lessor and Lessee by giving to the Lessor six months notice in writing prior to the termination of the original term hereof.
8. Should the Lessee fail to pay the rental as the same becomes due and allows the same to remain unpaid for a period of thirty days or violates the terms and conditions of this lease in any other respect, or is placed in receivership or makes an assignment for the benefit of creditors, or is adjudged bankrupt, the Lessor shall have the right at his option to declare the whole amount of the rental for the entire term due and payable and collect the same as liquidated damages for the breach of said lease and may at his option terminate this lease.
9. The Lessee shall have the right and privilege to sub-lease all or any part of the leased premises to any person or corporation of equal financial responsibility of the Lessee. The Lessor, however shall decide whether the proposed sub-lessee is of equal financial responsibility.
10. In the event the leased premises are partially destroyed by fire, Lessor agrees to restore said premises for occupancy as soon as the conditions then prevailing will permit and the rent for the portion unoccupied by the Lessee shall be abated until occupancy is restored. In the event the leased premises are wholly destroyed by fire this lease may be terminated at the option of either party by giving to the other written notice thereof within fifteen days after said premises have been destroyed.
11. It is further understood and agreed that the Lessors herein will pay as a commission to E. Roy Stone of Greenville, S. C., five per cent (5%) of the rents received under this lease or any renewals