

term aforesaid.

(23) In the event the full rental price for the entire term of this Lease becomes due and payable and is unpaid by the Tenant, it is understood and agreed that the Landlord shall have the right to take possession of the premises and re-lease the same to other persons, firms, or corporations, crediting the Tenant with the net amount of the rent collected from said new tenant to the extent of the rent for the unexpired term actually paid by or collected from the Tenant herein.

(24) The Tenant covenants and agrees with the Landlord that it will not use nor permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance, and that it will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire nor which may cause the Landlord to have to pay a fire insurance premium at a rate in excess of that which he is forced to pay by reason of the business conducted by the Tenant.

(25) As security for the payment of all rent due for the entire term of said Lease, the Tenant agrees that the Landlord shall have a landlord's lien upon all property of the Tenant located on the demised premises, whether exempt by law or not and in the event of the default by Tenant in the payment of the rent hereinabove stipulated or in the performance of any other of the terms and conditions of this Lease, the Landlord shall have the right to issue a distress warrant for rent under the laws of the State of South Carolina, for the full amount of the rent for the entire term of this Lease including rent not only for the time the premises were actually used and occupied by Tenant, but also the rent due and payable under the acceleration clause of this Lease whereby the rent for the entire term may upon breach of the terms of the Lease by Tenant be declared immediately due and payable to the Landlord.

(26) Whenever notice is to be given to the Tenant, pursuant to the terms of this Lease, it shall be sent by registered mail, addressed to the Tenant at Greenville, South Carolina; when notice is to be given to the Landlord it shall be sent by registered mail, addressed