

other formalities connected with the re-entry by the Lessor is waived expressly hereby in the event of such default and the obligations of the Lessee hereunder shall not cease and the Lessee shall be liable for any loss or damage to the Lessor for failure to comply with the terms hereof. In the event the Lessor obtains possession of the premises under the terms of this paragraph, the Lessor shall forthwith and diligently, without expense to the Lessee, make every effort to lease the premises in whole, or in component parts aggregating the whole, for at least as much monthly rent as provided in the lease, and the Lessee shall be liable only for any loss of rent.

10. If the Lessee shall hold over beyond the term of this lease or any renewal or extension thereof, the occupancy of the Lessee subsequent to the expiration of the lease term or renewal or extension thereof shall be from month to month and shall not be considered as a renewal or extension of this lease.

11. The Lessor shall have the right to terminate this lease if any proceedings, whether voluntary or involuntary are instituted for the dissolution, receivership or bankruptcy of the Lessee or because of the insolvency of the Lessee, or if all the business conducted by the Lessee becomes subject to the jurisdiction of any receiver, court, trustee or other judicial official.

12. The Lessor agrees to pay all taxes levied and assessed against the leased premises by the Town of Greer and Greenville County governmental authorities during the lease term, and the Lessee shall pay all taxes levied or assessed by said governmental agencies against the personal property located therein.