

the benefit of creditors, Landlord may, at its option, declare this lease terminated and take immediate possession of the premises.

(e) Any fixtures or other property of the Tenant placed in or upon or affixed or attached to the leased premises shall remain its property and Tenant shall have the right to remove the same upon vacating the premises or at any time prior thereto, provided Tenant shall first make satisfactory arrangements to restore the premises, at its expense, to the same condition as when the fixtures were installed and providing all rents due have been fully paid and Tenant is not in default in any way.

(f) That this lease shall be subordinate to any mortgage that may be placed on the <sup>leased premises</sup> ~~Shopping Center~~ without any further action upon the part of Tenant. Notwithstanding the foregoing, Tenant agrees to execute any documents in addition to this lease which may be required in connection with such subordination.

(g) Notices under or in connection with this lease shall be mailed to Tenant at P. O. Box 5005, Spartanburg, S. C. 29301, and to Landlord at 304 North Church Street, Greenville, South Carolina, until written notice to the contrary.

(h) If any rent payable by Tenant shall remain unpaid for <sup>fifteen</sup> ~~more than five~~ days after the same becomes due and payable or if the Tenant should violate or default in any of the other covenants and agreements herein set out and said default continues for a period of fifteen days after written notice thereof, Landlord may, at its option, declare the lease terminated and take immediate possession of the premises or it may institute suit to enforce said agreement, and, in the latter event, Tenant shall be liable for all costs incident to such an action, including reasonable attorneys fees. If the lease is terminated as aforesaid, Landlord shall release the property if a new lease is obtainable and Tenant shall continue liable for such loss as Landlord may sustain during the remaining life of said lease, either by way of loss of rents or expense, including redecorating and commissions incident to any releasing.