

12. It is mutually understood and agreed that the failure of the Landlord or of the Tenant to take advantage of any default on the part of the other, shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument be construed to waive or lessen the rights of the parties hereto to insist upon the provisions hereof.

13. The Landlord agrees that the Tenant, upon payment of the rents reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by them, shall peaceably and quietly hold and enjoy the demised premises for the term thereof; and it is further agreed that after payment of the rents to the expiration of this lease, the Tenant reserves the right and privileges of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by or at the expense of the Tenant.

14. This lease agreement executed by the Landlord and the Tenant, in duplicate, merges all understandings and agreements between the parties hereto with respect to the leased premises, and shall constitute the entire lease agreement. Said lease agreement shall not be changed or modified except upon the written consent of the Landlord or Tenant, executed in duplicate, and attached to the original duplicates of this lease agreement.

IN WITNESS WHEREOF, the Landlord and Tenant have hereunto set their hands and seals in duplicate at Greenville, S. C. on the date and year first written above.

In the presence of:

[Handwritten signature]
[Handwritten signature]

[Handwritten signature] (SEAL)
Walter S. Griffin,
Landlord

EASTERN FINANCE CORPORATION (SEAL)

By *[Handwritten signature]* President
And *[Handwritten signature]* Secy. & Treasurer
Tenant