

provided the Lessor shall not have paid said rent, other indebtedness or remedied said default before the expiration of such fifteen (15) days' notice.

(21) If, during the term of this lease, the Lessor should desire to sell the demised premises, the Lessee shall have the first right to purchase said property if it so desires, upon like terms and conditions offered to the Lessor by any other prospective purchaser.

(22) As security for the payment of all rent due under this lease the Lessee agrees that the Lessor shall have a landlord's lien upon the property of the Lessee situated on the demised premises, whether exempt by law or not, and shall have at all times the right to distrain for rent due.

(23) Whenever notice is to be given to the Lessee pursuant to the terms of this lease it shall be sent by registered mail addressed to the Lessee at Eugene, Oregon, or by personal delivery to an officer or agent of the Lessee at the leased premises. When notice is to be given to the Lessor, it shall be sent by registered mail addressed to the Lessor at its place of business at Greenville, South Carolina. If a different address shall be furnished by either party to the other in writing, notices shall thereafter be sent by registered mail to the new address.

(24) Upon completion of the building to be erected by the Lessor as outlined in Paragraph Six the Lessor shall deliver to the Lessee possession of the demised premises and the Lessee shall have and enjoy the use and occupancy of said premises from the date of such delivery until the expiration of the term of the lease as provided herein, subject to all other terms and conditions set forth in said lease.