

gether with its rights and interests in and to all existing buildings and improvements and any buildings and improvements which may be placed thereon by said Lessee; but any and all such conveyances and encumbrances shall at all times be inferior and subject to the prior right, title and interest of the Lessor therein and thereto, as security for the payment of the rent required hereby and for the performance of the terms and conditions of this lease.

If at any time after execution and record in the R. M. C. Office for Greenville County, South Carolina, of any such mortgage or deed of trust, the mortgagee or trustee therein shall notify the Lessor in writing that any such mortgage or deed of trust has been so given and executed by the Lessee, and shall at the same time either furnish the Lessor with the address to which he desires copies of notices to be mailed, or designate some person or corporation in the City of Greenville, South Carolina, as his agent and representative for the purpose of receiving copies of notices, the Lessor hereby agrees that it will thereafter mail either to such mortgagee or trustee or to the agent or representative so designated by said mortgagee or trustee, at the address so given a duplicate copy of any and all notices in writing which the Lessor may from time to time give to or serve upon the Lessee, under and pursuant to the terms and provisions of this lease.

Such mortgagee or trustee may, at his or its option, at any time before the rights of the Lessee shall have been forfeited to the Lessor, as provided for in this lease, pay any of the rents due hereunder, or pay any taxes and assessments, or make any repairs and improvements, or do any other act or thing required of the Lessee by the terms of this lease, or do any act or thing which may be necessary and proper to be done in the observance of the covenants and conditions of this lease, or to prevent the forfeiture of this lease; and all payments so made, and all things so done and performed, by any such mortgagee or trustee, shall be as effective to prevent a forfeiture of the rights of the

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