

After Tenant becomes obligated to pay all or any portion of the rental to any other person by reason of the death of the said Ellen Wiggins Davenport or by reason of the termination of any one or more of the three separate trusts hereinabove referred to, Tenant shall have the right to continue to make such payments to and in the name of such persons until receipt of written notice and proof satisfactory to Tenant are received by Tenant of the happening of any occurrence requiring the rent to be paid to any other person or persons, and such notice and proof to be sent by such other person or persons, or his, her or their guardians, trustees or other legal representatives shall likewise be conditions to Tenant's obligation to pay the rent to any other person or persons, and until the receipt thereof, Tenant shall be justified in continuing to pay the rents to and in the name of the party last entitled thereto.

NOTICES

Notice where required to be given shall in the case of notice to Tenant be given by serving the same upon the leased premises and by mailing a duplicate of such notice to Tenant by registered mail at its office, 902 Broadway, Borough of Manhattan, City of New York, State of New York, or to such other place as Tenant may hereafter indicate to Landlord in writing. Notice to Landlord shall be given by registered mail addressed to Luther M. Davenport, 2300 Bay Avenue, Sunset Island No. 3, Miami Beach 40, Florida, and to Ellen Wiggins Davenport, Greer, South Carolina, or at such other place as designated by Landlord from time to time, in writing, by registered mail addressed to Tenant.

RIGHT OF PARTIES TO MAKE PAYMENTS FOR EACH OTHER

If Tenant fails to make any of the payments for taxes or insurance premiums which Tenant is obligated to make hereunder, at the times herein provided for, Landlord shall have the right five days after giving written notice to Tenant, to make payment thereof, and if Tenant fails to reimburse Landlord in the amount of such expenditure, together with any interests or penalties which Landlord may have paid, the said sums shall at once become payable by Tenant to Landlord as additional rental hereunder. If Landlord fails to pay taxes charged upon the leased premises which are due and payable by Landlord under this lease before the same become delinquent, or if Landlord fails to pay any other sums or charges which Landlord is obliged to pay and which, upon default of payment, become or remain a lien upon the leased premises which might affect this lease or Tenant's leasehold estate, then Tenant shall have the right five days after giving written notice to Landlord to pay the said taxes, charges or