

provided the Lessee shall not have paid said rent or remedied said default before the expiration of such fifteen (15) days notice.

15. 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 all property of the Lessee on the demised premises, whether exempt by law or not, and shall have at all times the right to distrain for rent due.

16. All notices under this lease agreement shall be addressed to the Lessor at Post Office Box 1192, Greenville, South Carolina and to the Lessee at its office in Winston-Salem, North Carolina, 1814 Ivy Avenue.

(17) The failure of the Lessee or the Lessor to take advantage of any default on the part of the Lessee or the Lessor, as the case may be, 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 Lessee or Lessor to insist upon the provisions hereof.

(18) This lease agreement executed by the Lessor and Lessee 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