

(e) That no waiver by the Lessor of a breach of any covenant or agreement contained herein on the part of the Lessee shall constitute a waiver of a subsequent breach of the same or any other covenant or agreement.

(f) That if the Lessee shall remain in possession of the premises after the term hereof, such possession shall not be deemed a renewal or extension of said term, but, subject to all the terms and conditions of this lease, shall constitute a tenancy from month to month only.

(g) That if the Lessee shall fail to perform any of its covenants and agreements hereunder, the Lessor may make performance of the same and charge the cost thereof to the Lessee as additional rent.

(h) That the phrase "the term hereof" and similar phrases shall include any valid extension of the original fifteen (15) year term of this lease.

(i) That all the covenants and conditions herein contained shall bind and/or inure to the benefit of the parties hereto and their respective successors and assigns.

9. NOTICES: All notices to be given hereunder shall be in writing and shall be sent by certified mail addressed to the Lessor at P. O. Box 2176, Greenville, S. C., and to the Lessee at the leased premises. Personal service of any notices at the above addresses shall be deemed to comply with the provisions hereof.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused their respective corporate seals to be hereunto affixed and these presents to be subscribed by their duly authorized officers as of the day and year above written.

(Continued on Next Page)