

XXI.

Any notices required under this Lease shall be sent to the Lessors at 245 North Main Street, Greenville, South Carolina, and to the Lessee at 247 North Main Street, Greenville, South Carolina.

XXII.

The Lessors agree to pay or cause to be paid during the term of this Lease all taxes and assessments of every kind which may be levied or assessed against the demised premises.

XXIII.

The Lessors agree that the Lessee, upon the payment of the rental herein reserved and upon the performance of all of the covenants and agreements herein provided to be observed and performed by him, shall peaceably and quietly hold and enjoy the demised premises for and during the term of this Lease, or any extension thereof.

XXIV.

This Lease is executed by the Lessors and the Lessee in duplicate and merges all understandings and agreements between the parties hereto with respect to the leased premises and shall constitute the entire Lease Agreement. This Lease shall not be changed or modified except upon the written consent of the Lessors and the Lessee, which written consent shall be executed in duplicate and attached to, and become a part of, the duplicate originals of this Lease.

XXV.

This Lease shall extend to and be binding upon the parties hereto and their respective legal representatives, heirs, executors, administrators, successors, and assigns.

{Continued on Next Page}