

11. That all written notices by Landlords to Tenant shall be sent to Tenant by registered mail to P.O. Box 10368 Federal Station, Greenville, S.C. or to such other address as Tenant may later designate in writing.

All such notices shall be deemed to have been properly given if served by Landlord as hereinabove provided, and if signed by one of the parties herein named as Landlord, or if signed by any agent designated by the Landlord, provided that Tenant shall have been previously notified in writing of such designation.

12. Until otherwise notified in writing by the Landlord, all notices by Tenant to Landlord shall be given in writing by registered mail addressed to Landlord, P.O. Box 1907 Greenville, S.C. or such other address as may from time to time be designated in writing by the said Landlord.

Landlord shall also promptly notify the Tenant in writing of any change in the ownership of the leased premises, giving the names and addresses of the new owner or owners and instructions regarding the payment of rent.

13. That it is further hereby expressly agreed and understood that all covenants, agreements, provisions and conditions of this lease shall be binding upon and inure to the benefit of the parties hereto and their successors in interest and assigns, and grantees of the Landlord.
14. The lessor, in addition to filling in the property described as Parcel 2 above so that it is brought up at the front to the sidewalk level of South Main Street and paved with a good grade of asphalt over the entire lot, agrees that it will exercise its best efforts to secure from the City of Greenville the right to make an entrance from Main Street into said lot, and if such permit is so given to make such entrance, at its own cost.
15. It is mutually agreed that this lease may be terminated by Landlord, at any time during the term hereof, in the event Landlord effects a sale of any portion or all of the leased property or in the event Landlord decides to make building improvements on any portion or all of the leased property. In the event Landlord effects a sale of any portion or all of the leased property or in the event that Landlord decides to make building improvements on any portion or all of the leased property, this lease shall not terminate until such sale is effected or until such building improvements are ready to commence.