

16. In the event the full rental price for the entire term of this lease becomes due and payable and is unpaid by the Tenant, it is understood and agreed that the Landlord shall have the right to take possession of the leased premises and release the same to other persons, firms, or corporations, crediting the Tenant with the net amount of the rent collected from said new Tenant to the extent of the rent for the unexpired term actually paid by or collected from the Tenant herein.

17. The Tenant covenants and agrees with the Landlord that it will not use nor permit said premises to be used for any unlawful purpose, nor permit thereon anything which may be or become a nuisance, and that Tenant will not do, or permit to be done, anything which may render void or voidable any policy of insurance on said premises against fire.

18. Whenever notice is given to the Tenant pursuant to the terms of this lease, it shall be sent by registered mail to the Tenant at 7110 France Avenue, South, Minneapolis, Minnesota 55410. Whenever notice is to be given to the Landlord, it shall be sent by registered mail, addressed to William Goldsmith Company, 611 North Main Street, Greenville, South Carolina. If a different address shall be furnished by either party to the other, in writing, notice shall thereafter be sent to the new address.

19. The failure of the Landlord or the Tenant to take advantage of any default on the part of the Landlord or Tenant, as the case may be, shall not be construed as a waiver thereof, nor shall any customs or practice which may grow between the parties in the course of administering this instrument be construed to waive or lessen the rights of the Landlord or Tenant to insist upon the provisions hereof.

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