

and agrees that it will not suffer or permit waste to be committed in or upon any portion of the demised premises, and that it will deliver up and surrender to Lessor possession of the demised premises upon the expiration of the term of this lease, or upon any earlier termination thereof as herein provided, in as good condition and repair as the same were in when received by Lessee from Lessor, except for the consequences of ordinary use and wear, and any loss or damage resulting from acts of God, or any other casualty beyond the control of Lessee.

19. Notices. Any notices given by either party to the other shall be directed to each of the following addresses and mailed by United States Certified mail with postage prepaid.

a. Upon Lessee:

Thomason Industries, Inc.
P. O. Box 1570
Fayetteville, North Carolina

b. Upon Lessor:

Alester G. Furman Co.
Daniel Building
Greenville, South Carolina 29601

The addresses set forth above may be changed by either Lessor or Lessee giving the other written notice of such change by certified mail.

PROVIDED ALWAYS, and this lease is made upon the condition that Lessee shall punctually and faithfully perform all the covenants and agreements made to be performed by it as herein set forth, and, if at any time there shall be any default on the part of Lessee in the payment of any amount of money herein agreed to be paid, whether for rent or otherwise, or if there be any default on the part of Lessee in the observance and performance of any of the covenants and conditions of this lease not relating to such payments, then and in that event, if Lessor shall notify the Lessee in writing of the claimed default and if Lessee fails to cure such default within thirty (30) days after receiving such notice, Lessor may, at Lessor's option, terminate this lease and re-enter upon the demised premises and take possession thereof, without being deemed guilty in any manner of trespass and without prejudice to any

(Continued on next page)