

XVII. It is understood and agreed that upon the breach or default by either party in the performance of any covenant herein contained, the party complaining thereof shall have the right, after thirty (30) days' written notice to the party at fault (which notice shall specify the breach or default complained of, and the manner of its correction), to perform such covenant, and to charge the cost thereof against the party at fault, including the right to apply rent in payment of the cost of the said performance.

XVIII. No notice hereunder shall be sufficient unless in writing and if to Lessor, sent by registered mail, addressed to her at 107 Grove Road, Greenville, South Carolina, and if to Lessee, sent by registered mail, addressed to it at P. O. Box 1168, Baltimore, Maryland 21203. Either party may change its place of notice by giving notice as provided in this Paragraph.

XIX. Rentals hereunder shall be paid to Lessor at the address set forth in Paragraph XVIII above unless the same shall be changed by Lessor as provided in Paragraph XVIII.

Lessee shall not be bound by any assignment or change in interest of Lessor, whether recorded or unrecorded, until Lessee shall receive by registered mail at its office in Baltimore, Maryland, actual notice of such assignment, it being distinctly understood and agreed that until such actual notice is received by Lessee, payment to Lessor as hereinprovided shall be sufficient receipt to Lessee for any payment made by Lessee during the occupancy of the demised premises.

XX. The terms, covenants and conditions of this Lease shall be binding upon, and inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors and assigns, and shall run with the land.

IN WITNESS WHEREOF, The parties hereto have caused this Lease to be executed, and their respective seals affixed thereto, the day and year first above written.

WITNESS:

S. Munnish Ashman  
Frances R. Leithe

As to Sue C. Ashmore

Dorothy M. Mach

Carol A. Hamilton   
Executed as to Crown Central  
Petroleum Corporation

Sue C. Ashmore (SEAL)  
Sue C. Ashmore  
Lessor

CROWN CENTRAL PETROLEUM CORPORATION

By Henry A. Rosenberg, Jr.  
Henry A. Rosenberg, Jr.  
President

By N. K. Cooper, Jr.  
N. K. Cooper, Jr.  
Assistant Secretary

Lessee

(Continued on Next Page)