

has been repaired. In determining what constitutes reasonable dispatch, consideration shall be given to delays caused by strikes, adjustment of insurance, and other causes beyond the Lessor's control.

In the event the lessee fails to make any rental payments within ten days after the same has become due, and further fails to make good such delinquency within seventy-two (72) hours after receiving written notice to do so, the lessor may declare this in default and may terminate the same and take immediate possession of the premises. In such case the Lessee shall be liable for the rent to the date of the Lessor's possession and for all reasonable costs suffered by the Lessor in obtaining possession.

In the alternative upon default in rental payments as set forth above, the Lessor may declare the balance of the rent for the term (to the nearest fifth anniversary of the Lease) due and payable in full and may proceed to collect the same.

The placing of the Lessee in bankruptcy or receivership shall give the Lessor the right to terminate this Lease.

This Lease may be fully assigned, but such assignment shall not release the Lessee from liability hereunder.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and caused this instrument to be executed in triplicate on the day and year above written.

In the presence of:

Barbara G. Amick  
[Signature]

H. D. Quinn (L.S.)  
H. D. Quinn, Lessor

April P. McKay  
Mary G. Lee

JORDON'S SELF-SERVE OF  
GREENVILLE, INC.  
By [Signature]  
Lessee