

improvements and additions made by the Lessee at the expense of the Lessee, provided same can be removed without substantially damaging the demised premises, at the expiration of this lease, and to leave the demised premises in good repair, order and condition in all respects, reasonable wear, tear and damage by fire or other casualty excepted.

XII.

BREACH: This lease may be cancelled by the mutual agreement of the parties hereto prior to the expiration of the term hereof, or by either party upon default of the other in any respect called for hereunder; provided, that in the event of default in any provision hereunder the aggrieved party shall notify the other of such default, in writing, and the defaulting party shall have a period of fifteen (15) days after receipt of such notice to remedy or cure such defect.

XIII.

NOTICES: Any notices, requests, consents, demands or communications required or permitted by this lease shall be deemed to be properly given to the Lessor by the Lessee provided such notice is given by mail, with proper postage affixed, addressed to the Lessor in care of the then Chairman of the Greenville County Council; and any such notice, request, consent, demand or other communication required to be given by the Lessor to the Lessee shall be deemed to be properly given if such notice is mailed, with proper postage paid, addressed to the Lessee, addressed to the then Chairman at the offices of the Lessee.

XIV.

ENTIRE AGREEMENT: This lease contains the entire agreement between the parties and shall not be modified in any manner, except by the parties or their respective successors in interest in writing. The terms, covenants and conditions contained in this lease shall bind and inure to the benefits of the Lessor and Lessee, and their respective successors.