

with a responsible insurance company licensed to do business in South Carolina protecting Landlord and Tenant against any and all claims and liability in amounts of not less than \$25,000.00 for property damage and \$100,000.00 / \$300,000.00 for personal injury.

MORTGAGE OF TENANT'S INTEREST. If Tenant mortgages its leasehold interest in the demised premises, as evidenced by this indenture of lease, by deed of trust or otherwise, and should Landlord be advised in writing of the name and address of the mortgagee and/or the trustee under such deed of trust, then this lease shall not be terminated or cancelled on account of any default of Tenant in connection with the performance of the terms, covenants or conditions of this lease until Landlord shall have given to said mortgagee or to said trustee written notice by registered mail of such default, and said mortgagee or trustee shall have the right, any time within sixty (60) days from the giving of said notice, to pay any money or to do any acts or things which may be necessary to cure or rectify such default, and if such default or defaults are cured and rectified as aforesaid within sixty (60) days after the giving of said notice to such mortgagee or trustee, this lease shall continue in full force and effect.

NOTICES BY LANDLORD TO TENANT. All written notices by Landlord to Tenant shall be sent to Tenant by registered mail, addressed to Tenant at 200 South Pleasantburg Drive, Greenville, South Carolina, or to such other addresses as Tenant may later designate in writing.

NOTICES BY TENANT TO LANDLORD. Until otherwise notified in writing by Landlord, all notices by Tenant to Landlord shall be given in writing by registered mail addressed to:

W. Gaines Huguley
Jenkins Bridge Road
Simpsonville, South Carolina

Landlord shall also promptly notify Tenant in writing of any change in the ownership of the leased premises, giving the names and addresses of the new owners and instructions regarding the payment of rent.

PARAGRAPH HEADINGS. The paragraph headings throughout this instrument are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this lease.

LEASE BINDING ON HEIRS, ETC. It is further hereby expressly agreed and understood that all covenants, agreements, provisions and conditions of this lease shall be binding upon and inure to the benefit of the parties hereto and their heirs, devisees, executors, administrators, successors in interest and assigns and grantees of Landlord. This lease shall not be binding upon Tenant until a fully executed copy thereof shall have been delivered by Tenant to Landlord or to Landlord's duly authorized agent or representative, or until Tenant shall have notified in writing Landlord or Landlord's duly authorized agent or representative of Tenant's acceptance thereof. No modification of this lease shall be binding unless evidenced by an agreement in writing signed by Landlord and signed in Tenant's name by one of Tenant's duly authorized representatives.

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