

30. All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

31. Lessee hereby appoints as his agent to receive service of all dispossessory or distraint proceedings and notices thereunder, and all notices required under this lease, the person in charge of leased premises at the time, or occupying said premises, and if no person is in charge of, or occupying said premises, then such service or notice may be made by attaching the same on the main entrance of said premises. A copy of all notices under this lease shall also be sent to Lessee's last known address, if different from said premises.

32. No failure of Lessor to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee with his obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Lessor's right to demand exact compliance with the terms hereof.

33. Time is of the essence of this agreement.

34. Lessor agrees to pay to THE FURMAN CO. Greenville, S. C., Agent, as compensation for its service rendered in procuring this lease, 5% of all rental thereafter paid by Lessee under this Lease. Lessor agrees that if this Lease is extended, or if any new Lease is entered into between Lessor and Lessee covering Leased premises, or any part thereof, then in either of said events, Lessor in consideration of Agent's having procured Lessee hereunder, agrees to pay to Agent 5% of all rentals paid to Lessor by Lessee under extension or new lease. Agent agrees in the event Lessor sells Leased premises that upon Lessor furnishing Agent with an agreement signed by Purchaser, assuming Lessor's obligations to Agent under this Lease, Agent will release original Lessor from any further obligations to Agent hereunder. Lessee agrees that if this lease is assigned by him he will secure from Assignee an agreement in writing by Assignee recognizing obligation to Agent, and agreeing to pay rental to Agent herein named

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