

It is further agreed that if the notice referred to in the next preceding paragraph is given, then within thirty (30) days next preceding the termination of this lease, the Lessor, its agents, prospective purchasers, prospective lessees or its assigns, may, from time to time enter upon said premises for the purpose of viewing or showing said premises and may affix to some suitable part of said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation by the Lessee.

Notwithstanding anything to the contrary contained in this agreement, Lessee may terminate this agreement by giving written notice to the Lessor of such termination no less than thirty (30) days prior to the effective date of such termination. In the event of termination of this agreement pursuant to this provision, Lessee shall be responsible for a pro rata portion of city and county taxes and other assessments levied against the leased premises, based upon the period of occupancy under this lease agreement, a pro rata portion of the insurance on said premises, and all water, gas, heat, electric power and other charges incurred by Lessee with respect to the property during the period of occupancy under this lease agreement.

To the faithful performance of these covenants, we hereunto bind ourselves, our successors and assigns, and affix our respective hands and corporate seals at Greenville, South Carolina.

IN THE PRESENCE OF:

NEW SOUTH DEVELOPMENT COMPANY

Lucas S. Brown

By: James M. Henderson
LESSOR.

James P. Dancy
As to Lessor

HENDERSON ADVERTISING, INC.

John P. Deter

By: [Signature]

Fred C. Walker
As to Lessee

And: Lyla A. Mathis

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