

agreements as herein contained and such default shall continue for a period of thirty (30) days after Landowner has given written notice to tenant of the existence of such default, the Landowner shall have the right at his option, forthwith, to terminate this Lease and to repossess the leased premises, but the exercise or non-exercise by Landowner of such right of termination shall not prejudice any other rights which the Landowner may have against the Tenant hereunder and shall not operate to relieve the Tenant of its obligation to pay rental with its other covenants and agreements herein contained.

20. HEADINGS: The headings as to the contents of particular Articles and Sections herein are inserted only for convenience and are in no way to be construed as part of this Lease or as a limitation on the scope of the particular Articles or Sections to which they refer.

21. NOTICE: All notices provided herein shall be given in writing and shall be delivered in person or by United States Mail, Certified, to the other party, and shall be deemed given when so mailed. All notices shall be sent: If to Landowner, James W. Foster, Jr. and James A. Trammell, Inc., as Partners, 2507 Wade Hampton Boulevard, Greenville, South Carolina 29607; if to Tenant, Cedric's, Incorporated, Post Office Drawer 21307, Dutch Fork Branch, Columbia, South Carolina 29221, Attn: Mr. Ray C. Bass.

Signed, sealed and delivered  
in the presence of:

*William F. McIntyre*

*Walker B. Weatherly*  
As to Landowner

*Crissa Keith*

*Ben A. Eiler*  
As to Tenant

*James W. Foster, Jr.* (SEAL)  
James W. Foster, Jr.

JAMES A. TRAMMELL, INC.

BY: *James A. Trammell* (SEAL)  
President  
Landowner

CREDIC'S, INCORPORATED

BY: *Ray C. Bass* (SEAL)  
Ray C. Bass, President  
Tenant

ROBERT L. JAY ATTORNEY AT LAW GREENVILLE, S. C.

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