

conform to all applicable ordinances of the County of Greenville or any subdivision thereof. Upon the expiration of this lease, Lessee shall remove any such signs placed upon said premises and shall repair any damage to the demised premises caused by the erection or removal thereof. Approval of the Lessor is hereby granted with respect to any signs previously installed by the Lessee.

21. Indemnity: Lessee agrees to indemnify and hold Lessor harmless against any and all expenses, loss or liability paid, suffered or incurred as a result of any breach by Lessee of any covenants or conditions of this lease or the negligence of the Lessee, its agents or employees unless the loss is caused by negligence of the Lessor.

22. Title and Quiet Enjoyment: Lessor warrants and covenants to Lessee that Lessor is, at the time of the execution of these presents, lawfully seized and possessed of the demised premises and has the full right to lease the same for the term aforesaid, and that as long as Lessee is not in default hereunder, the Lessee may peaceably and quietly have, hold, occupy and enjoy the demised premises and all the appurtenances thereto without hindrance on the part of the Lessor. In connection herewith, Lessor agrees to warrant and defend Lessee to such peaceful and quiet use and possession of the demised premises against the claims of all persons claiming by, through or under Lessor.

23. Notices: Any notice or demand under the terms of this lease or under any statute which must or may be given or made by a party hereto shall be in writing and shall be given or made by certified mail, return receipt requested, addressed to the respective parties at their then residence or business addresses. Such notice or demand shall be deemed to have been given or made when deposited, postage prepaid, in the United States Mail.

24. Rights of Successors and Assigns: The covenants and conditions contained in this lease shall bind and inure to the bene-