

possession of the Demised Premises after the Lease hereby granted has expired in accordance with the terms of this Agreement, Lessee shall be considered a tenant holding over for the period for which rental is paid in advance, and either party may terminate the tenancy as of the last day of said period by giving the other at least ten (10) days written notice of such termination.

8, DEFAULT. If the Lessee shall fail to pay rent within ten (10) days after notice of default in the payment thereof, or if a receiver, trustee in bankruptcy or similar officer, shall be appointed to take charge of Lessee's property, or if a petition is filed by or against Lessee under any bankruptcy law and the same is not dismissed within thirty (30) days after it is filed, or if the Lessee shall fail to remedy any breach of a covenant contained in this Lease within ten (10) days after written notice of such breach, the Lessors may immediately, or at any time thereafter and without demand or notice, enter upon the Demised Premises, or any part thereof, and repossess the Demised Premises expelling the Lessee and those claiming through or under the Lessee, and may remove the Lessee's effects forceably, if necessary, without prejudice to any remedies which Lessors might have for arrears of rent, and upon such entry, or notice thereof, this Lease shall terminate.

9. NOTICES, PARTIES, GENDERS AND NON-WAIVER. All notices required or permitted by the terms of this Lease Agreement shall be sent by registered or certified mail to the Lessors at \_\_\_\_\_, and the Lessee at P.O. Box 1292, Spartanburg, South Carolina, 20304, or at such other address as may be designated in writing by the Lessors or by the Lessee from time to time.

All the covenants, conditions, agreements and undertakings herein contained shall extend to and be binding upon the parties, their respective successors and assigns.

As used herein, the singular shall include the plural,

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