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XI. OPTION BY LANDLORD TO TERMINATE LEASE

This Lease is, however, executed and accepted subject to the condition that if Lessor should at any time during the term thereof make a bona fide sale of said premises and the purchaser thereof desire possession, Lessor may terminate and cancel this lease by giving to Lessee 30 days' written notice of such sale and termination.

XII. FORFEITURE FOR NONCOMPLIANCE

It is expressly agreed that if Lessee shall neglect to make any payment of rent when due or neglect to do and perform any matter or thing herein agreed to be done and performed by him, and shall remain in default thereof for a period of ten days after written notice from Lessee calling attention to such default, Lessee may declare this Lease terminated and cancelled and take possession of said premises without prejudice to any other legal remedy he may have on account of such default. Said notice may be given to the person at such time in charge of said premises or sent by registered mail to Lessee addressed to him at 210 Shaw Street, Post Office Box 3624, Greenville, South Carolina, 29608.

XIII. AMENDMENTS TO LEASE OR WAIVERS OF PROVISIONS

A. The failure of the Lessor to enforce any term, covenant, condition or agreement hereof by reason of its breach by the Lessee after notice had, shall not be deemed to avoid or affect the right of the Lessor to enforce the same term covenant, condition or agreement on the occasion of a subsequent default or breach.

B. None of the terms, covenants, conditions and agreements of this Lease shall in any manner be altered, waived, changed, or abandoned, nor shall said term or any part thereof be surrendered except by a written instrument signed and delivered by the parties hereto.

XIV. COVENANTS OF LESSOR

Lessor covenants that it is the owner of the leased premises

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