

Carolina. The Lessor agrees to pay timely all installments and other charges due under those mortgages and to keep the mortgages in good standing during the term of this lease, but, if the Lessor shall be in default of any provision of the mortgages, including but not limited to payment of principal, interest, property taxes, insurance, or other charges required under the mortgages, the Lessee shall have the right to deduct from the rent the amount due thereunder and make payment thereof, remitting the balance, if any, to the Lessor. The Lessor agrees to notify the Lessee of any default or claim of default in its obligations under the mortgages.

IX

If all of the leased premises or such part thereof which shall make the leased premises unsuitable for the Lessee's purposes are condemned by eminent domain by any legally constituted authority, this lease shall terminate when possession is taken by such authority, whether by condemnation or private sale as a result of such eminent domain. Rent shall be pro-rated as of the date of surrender of possession. The entire award for the leased premises shall belong and be payable to the Lessor, but the Lessee shall have the right to recover from the condemning authority compensation for the loss, if any, sustained by the Lessee because of such condemnation.

X

All notices required under this lease shall be in writing and sent by certified mail, return receipt requested, to the parties at the addresses stipulated above. All rent shall be mailed by the Lessee to the Lessor at its address stipulated above. Either party shall give written notice to the other of any change of address.

XI

Upon payment of the rent herein reserved and the performance of all of the covenants herein provided to be observed and performed by the Lessee, the Lessee shall peaceably and quietly have, hold, and enjoy the leased premises.