

Nothing herein contained shall be deemed or construed to prevent Landlord or Tenant from enforcing and prosecuting in any condemnation proceedings for the value of their respective interest.

21. All notices required to be given to the Landlord herein, shall be sent by registered mail to Wayman A. Smith, Greenville, South Carolina, or to such other address as Landlord may direct from time to time by written notice.

22. It is further understood and agreed by the parties hereto, that the covenants and agreements herein contained are binding upon each of the parties hereto, as well as upon their respective successors, assigns, heirs, executors, administrators or personal representatives.

23. Remarks: This lease offer is subject to Landlord being able to make necessary financial arrangement with which to put suitable addition to building on said property.

24. The Lessee is hereby granted the right, at its option, to renew this lease for an additional period of five (5) years upon giving to Lessor notice in writing of this intention to so renew at least thirty days prior to the expiration of the term herein provided. The renewal period is to be on the same terms and conditions as herein provided, with the exception of the annual rental. The annual rental is to be adjusted to \$2.25 per square foot, or an annual rental of \$10,800.00, payable \$900.00 per month.

25. Landlord agrees to give possession of the premises to Tenant immediately for the purpose of doing such repair work as the Tenant deems necessary, understanding that payments under this Lease will not commence until January 1, 1983.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 19 day of Nov, 1982.

WITNESSES:

William J. Clark
W.D. Richards
as to Landlord

Wayman A. Smith
Wayman A. Smith
Lena F. Smith
Lena F. Smith

LANDLORD

William J. Clark
W.D. Richards
as to Tenant

NATIONAL CLUB REPAIR CENTER, INC.
BY: [Signature] President
TENANT

0288

4328 RV 21