

If the property is sold by the Lessor to the Lessee during the term of this Lease, or during the term of any further extension or renewal agreement, the Lessor will pay said Agent a commission of six (6%) percent of the gross sales price, deducting from such sales commission any unearned leasing commissions previously paid by Lessor from date of expiration of the Lease.

24. All notices to or demands upon Lessor or Lessee desired or required to be given under any of the provisions hereof, shall be in writing. Any notice or demands by either party shall be deemed to have been fully and sufficiently given if a copy thereof has been mailed by United States registered or certified mail in an envelope properly stamped and addressed as follows:

As to Lessor: T. Walter Brashier  
850 Wade Hampton Boulevard  
Greenville, S. C. 29609

As to Lessee: c/o Mr. Allan Goldman  
David N. Company  
1407 Broadway  
New York, New York 10018

Notice or demands may be received at such other addresses as the parties may properly notify each other.

ASSIGNMENT OR  
SUBLETTING

25. Lessee shall not assign or sublease the demised premises in whole or in part, at any time without first obtaining the written consent of the Lessor, whose consent shall not be unreasonably withheld. However, Lessee shall have the right, without Lessor's prior written consent, to assign this Lease or sublet the demised premises, or any part thereof, to any corporation, subsidiary, franchisee, or partnership which at least fifty percent (50%) of Lessee's shareholders have a controlling interest, provided that any such assignee shall deliver to Lessor a counterpart original of a document in form for recordation satisfactory to Lessor whereby such assignee agrees to assume and perform all of the terms and conditions of this Lease on Lessee's part from and after the effective date of such assignment. No such assignment or subletting shall release the original Lessee of its liabilities and obligations hereunder except for an assignment of this lease to a corporation into which or with which Lessee merges or consolidates and

