

(10) Upon failure of Lessor or Lessee to perform any of the terms and conditions of this Agreement, the party not at fault shall have the right to cancel this Agreement by giving thirty (30) days written notice to the party at fault. If the party at fault does not remedy the fault within sixty (60) days after receipt of such notice this Agreement shall be cancelled and terminated. All monies due and owing at the time of such termination shall be paid Lessor. If the cancellation is due to the fault of Lessor, the rent shall be paid to Lessor only up to the date of notification by Lessee of said cancellation.

(11) Although, Lessee's authority is subject to the Order of the Court in the First Federal foreclosure proceedings, First Federal Savings and Loan Association of Greenville, S. C., agrees to be responsible to Lessor for the payment of rental during the term of the within Lease subject to the above mentioned terms and conditions. Should Lessee desire to assign this Lease to First Federal Savings and Loan Association of Greenville, S. C., or any third party who may be authorized by the court in the foreclosure proceedings, Lessee shall be responsible for the payment of the rental during the term of the within Lease subject to the above mentioned terms and conditions.

(12) Should this Lease be continued for an additional two years, and the Lessee or his assigns may have such option by giving thirty days written notice to Lessor, then the monthly rental of each Gold Car will be \$55.00 for the second year and \$60.00 for each year thereafter. The third year of the lease will be at the discretion of the Lessor.

(13) This Lease shall be subject to the terms and conditions of the lease agreement between Lessor and Lessee dated 1/1/71.