

2. In the event of damage to the demised premises by fire or other unavoidable casualties not caused by negligence of the Tenant, its employees, agents, servants, invitees or guests, which damage can be repaired so that the premises can reasonably be fit for use within sixty (60) days thereafter, an abatement shall be made for the rent corresponding to the time during which the premises are unfit for use by the Tenant.

(h) If this lease is terminated, as herein provided, any rent paid in advance shall be refunded to the Tenant by the Landlord on a pro-rata basis.

(i) It is expressly understood and agreed between the parties hereto that whenever written notice is required to be given to the Landlord it shall be given to the E. Roy Stone Company, Poinsett Hotel Building, Greenville, South Carolina.

(j) This Lease Agreement, executed by the Landlord and the Tenant in duplicate, merges all understandings and agreements between the parties hereto with respect to the leased premises and shall constitute the entire lease agreement. Said Lease Agreement shall not be changed or modified except upon the written consent of the Landlord or Tenant, executed in duplicate, and attached to the original duplicates of this Lease Agreement.

(k) Should the Tenant remain in possession of the leased premises beyond the expiration of the primary term or any renewal term of this lease, it shall result in a tenancy from month to month which may be terminated by either party on thirty (30) days notice to the other party.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and acknowledged these presents, in duplicate originals, on the day and year first above written.

W. Frank Durham [Signature] (SEAL)  
WITNESS

John C. Catman Bosa Howard (SEAL)  
WITNESS

Witness:  
Clifford Grazier  
Margaret D. Jew

EASTERN FINANCE CORPORATION (SEAL)  
By: Bennie A. Taylor  
President

Attest:  
A. C. B. Nestle  
Secretary  
EASTERN FINANCE CORPORATION

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