

continuance of this Lease Agreement by any municipal, county, state or Federal authorities having jurisdiction over the premises, and to indemnify the Lessor for any damage caused by the violation thereof. The Lessee further agrees to refrain from any act, and to make all reasonable and diligent efforts to prevent others on the premises from any act of commission or omission that creates a nuisance.

22) The failure of the Lessor to insist on or enforce the strict performance of the terms, covenants, conditions or agreements contained herein, or any of them, shall not constitute or be construed as a waiver or relinquishment of the Lessor's right thereafter to enforce any such terms, covenants, conditions or agreements, but the same shall continue in full force and effect.

23) This Real Estate Lease Agreement contains and includes all agreements made by the parties hereto and may not be modified orally or in any other manner than by agreement in writing signed by both parties hereto.

24) Anything herein to the contrary notwithstanding, the Lessor hereby specifically and expressly reserves the right to sell all or any portion of the leased premises at any time during the term of this lease; provided, however, that any such purchaser from the Lessor shall purchase subject to this lease and subject to the rights of the Lessee therein.

25) The leased premises are a portion of property acquired by the Lessor from Florrie E. Chiles by deed recorded in the R. M. C. Office for Greenville County in Deed Book 449 at page 419. It is agreed by the parties that if, at any time during the lease period provided for herein, the Lessor desires to lease the remaining portion of the property acquired by him in the aforesaid deed to a third person, then in such event the Lessee herein shall have the first right to lease the remaining portion of said property on such terms and conditions as said third person and the Lessor stand ready to contract for. In the event that the Lessee does not elect to so lease the remaining portion of said property, the Lessor shall be free to lease or sell the remaining

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