

5.

of any "trade fixtures" or equipment which the Lessee, from time to time, may place or install in said premises, provided that in case of such removal, the Lessee shall restore any damage to the premises caused thereby, or resulting therefrom.

(h) Lessee shall not be liable for any loss or damage from risks ordinarily insured against under fire insurance policies with extended coverage endorsements, irrespective of whether such loss or damage results from the negligence of the Lessee or any of the Lessee's agents, servants, employee, licensees, or contractors.

(i) That if the property, or any part thereof, wherein the demised premises are located, shall be taken by public or quasi-public authority under any power of eminent domain, the Lessee shall have no claim or interest in or to any award for damages for such taking, and, at the election of the Lessor, this lease shall forthwith terminate.

(j) That all notices hereunder shall be sent by certified mail to the Lessor, John Hamberis, 5 Cape Charles Court, Greenville, South Carolina, 29615, and to the Lessee at the leased premises. In the event the address of either the Lessor or the Lessee shall change during the term of this Lease, written notice by certified mail of such change shall be given to the other party.

(k) That all the covenants and conditions herein contained shall bind and/or inure to the benefit of the parties hereto, and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, John Hamberis, as Lessor, and Jimmy Lalas and Olga Hamberis as Lessee, have signed, sealed and delivered the within Lease on the day and year first above written.

In the presence of:

| | |
|---------------------|-----------------------------------------------|
| <u>John G. Chew</u> | <u>John Hamberis</u> John Hamberis, Lessor |
| <u>David Green</u> | <u>Jimmy Lalas</u> Jimmy Lalas, Lessee |
| | <u>Olga Hamberis</u> Olga Hamberis, Lessee |

0.586

4328 RV-2