

Lessee unto the Lessor, and upon the performance of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly hold and enjoy the demised premises for the term aforesaid. The Lessor and the Lessee mutually covenant and agree that the leased premises will not be used nor shall the Lessee permit said premises to be used, for any unlawful purpose nor permit thereon anything which may be or become a nuisance and that the Lessee will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire and other casualty or which may cause either the Lessor or the Lessee to have to pay a fire insurance premium at a rate in excess of that which either the Lessor or the Lessee is required to pay at the commencement of this lease.

11. Whenever notice is to be given to the Lessee pursuant to the terms of this lease, it shall be sent by registered mail addressed to the Lessee at Greenville, South Carolina, or by personal delivery to an officer or agent of the Lessee at the leased premises. When notice is to be given to the Lessor, it shall be sent by registered mail addressed to the Lessor at Greenville, South Carolina. If a different address shall be furnished by either party to the other in writing, notices shall thereafter be sent by registered mail to said new address.

12. It is further understood and agreed that should any installment of rent be past due and unpaid by the Lessee for a period of fifteen (15) days, the Lessor shall have the right to terminate said lease, at his option, after giving fifteen (15) days written notice of his intension to do so.

13. It is further agreed that in the event the Lessor of his estate, during the duration of this lease, should become desirous of selling the premises covered by this lease, the Lessee shall have the option of purchasing the same by paying an amount therefor equivalent to such bonafide offer as the Lessor of his estate might receive elsewhere.

14. This lease agreement shall be binding upon the parties