

VI

Lessee may prior to the expiration of this lease or any renewal thereof, remove all effects, namely: Fixtures, and equipment which are presently in the premises, provided Lessee restores premises to their condition at the installation thereof.

VII

The Lessor will not mortgage the leased premises without prior notice to Lessee. This lease shall be placed on the records of Greenville County, State of South Carolina and the lessee shall not be called upon to subordinate this lease.

VIII

All rights, powers, and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

IX

Lessee may without the prior written consent of Lessor endorsed hereon, assign this lease or any interest thereunder or sublet premises or any part thereof.

X

This lease contains the entire agreement of the parties and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. No failure of Lessor to exercise any power given Lessor hereunder, or to insist upon strict compliance by Lessee of any obligation hereunder, and no customs or practice of the parties at variance with the terms hereof shall constitute a waiver of Lessor's right to demand exact compliance with the terms hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written:

WITNESSES:

Patricia A. Sullivan
Thomas M. Hall

LESSOR:

Michael C. Kelby