

at reasonable hours for the purposes in inspection, preventing waste and making repairs or restorations as may be required herein, to exhibit the premises to prospective mortgagees and purchasers, and during the last 180 days of the term may display signs stating the premises are for rent or sale and affix said signs to the exterior of the demised premises.

ARTICLE XIV - WAIVER

Section 14.01 Any omission by either Landlord or Tenant to enforce any of the provisions of this Lease upon any default, breach or cause shall not be deemed a waiver of any of Landlord's or Tenant's rights or remedies with respect to any subsequent default, breach or case.

ARTICLE XV - NOTICES

Section 15.01 Notices hereunder shall be deemed sufficiently served when mailed by registered or certified mail and addressed to the Landlord as follows: to Eugene S. Wiggins, 224 Water Street, Richmond, Kentucky 40475, and addressed to Tenant as follows: Kenneth Gurley, One Hour Cleaners of Spartanburg, Inc., P. O. Box 5778, Station B, Greenville, South Carolina 29606.

ARTICLE XVI - SURRENDER AT END OF TERM

Section 16.01 Upon the expiration or termination of the term hereof, Tenant shall surrender possession of the demised premises, peaceable and without notice, in as good condition as originally except for ordinary wear and tear, and except for such damages or conditions as are not required hereunder to be repaired by Tenant. All such equipment or other personalities owned or installed by Tenant before or during the term or any extension thereof, shall remain Tenant's property, and upon vacating the premises Tenant may remove same. All additions made by Landlord or Tenant which are or become attached to the realty shall remain in place unless Landlord shall give notice to Tenant requiring the removal of those made by Tenant or any part. Tenant shall repair any and all damage caused by any such removal, or removal of any of Tenant's trade fixtures or furnishings, furniture or equipment.

ARTICLE XVII - RIGHTS AND REMEDIES

Section 17.01 The various rights, remedies and options of Landlord and Tenant reserved herein shall be deemed to be cumulative, and no one of them shall be

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