

amount of rental received, if any, and the amount which the Tenant is obligated to pay under this Lease and for any other damages suffered by Landlord.

Section 10.06. Right to Terminate

In addition to its right to re-enter and relet the premises, Landlord may elect, upon a default, to immediately terminate this Lease Agreement, in which event same shall be regarded as cancelled and null and void as of the date that Landlord serves notice of his election to terminate to Tenant, in writing, and both parties shall be relieved of any further liabilities hereunder from that date forward, except that Tenant shall remain liable to Landlord for all rentals, charges and payments accrued to the time of termination.

ARTICLE 11

MISCELLANEOUS

Section 11.01. Notices

All notices required to be given under the terms of this Lease shall be in writing and by certified mail addressed:

(a) To Tenant at 1317 W. Poinsett Street, Greer, South Carolina, 29651, or to such other place as Tenant may from time to time stipulate in writing, and

(b) To Landlord at P.O. Box 360, Greer, South Carolina, 29651, or to such other place as Landlord may from time to time stipulate in writing to Tenant.

Section 11.02. Notice of Breach of Covenant; Non-Waiver

In the event of a breach of any of the covenants or terms of this Lease by either of the parties, the other party shall give the breaching party notice thereof and allow thirty (30) days within which to remedy said breach, except that in the case of breach for the failure to pay rent when due, only fifteen (15) days shall be allowed within which to remedy said breach. It is further understood and agreed that no waiver of a breach of any of the covenants of this Lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

Section 11.03. Entire Agreement

This Lease Agreement sets forth all the covenants, promises, agreements, conditions and understandings between Landlord and Tenant concerning the leased premises. Except as herein otherwise expressly provided, no subsequent alteration, amendment, change or addition to this Lease, nor any surrender of the term, shall be binding upon Landlord or Tenant unless reduced to writing and signed by them.

Section 11.04. No Partnership

Landlord does not in any way or for any purpose become a partner of Tenant in the conduct of its business or otherwise, not a joint venture or a member of a joint enterprise with Tenant.

Section 11.05. Covenants Extended to Heirs and Assigns

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