

Quiet Possession

16. Lessor shall put Atlantic in possession of said demised premises at the beginning of the original term of this lease and covenants that during its continuance Atlantic quietly shall enjoy the premises.

Breach of Covenants by Atlantic

17. If Atlantic defaults in the payment of rental hereunder and such default continues for fifteen (15) days after receipt from Lessor by Atlantic of a notice of such default, or if Atlantic defaults in the performance of any other of Atlantic's covenants, obligations and conditions herein contained and such other default continues for a period of sixty (60) days after receipt from Lessor by Atlantic of notice of such default, Lessor, in any such case, in addition to other legal remedies, shall have the right to enter upon said demised premises, declare this lease terminated and take immediate possession thereof.

Breach of Covenants by Lessor

18. If, at any time, Lessor defaults in the performance of any of Lessor's covenants, obligations and conditions herein contained and such default continues for thirty (30) days after written notice thereof from Atlantic to Lessor, Atlantic shall have the right, ~~at Atlantic's option, in addition to all other rights and remedies Atlantic may have at law or in equity, to terminate this lease or to remedy any such default and to charge the full costs thereof to Lessor, and in the event that Atlantic elects to remedy any such default, Atlantic may proceed to collect all such costs by deduction from rentals payable hereunder or in any other manner whatsoever;~~ PROVIDED, HOWEVER, that Atlantic may not collect from Lessor costs incurred by Atlantic for the repair and reconstruction of the premises as set forth in paragraph 9 hereof.

Under the provisions of the paragraph, it is intended that the rights given to Atlantic shall include, but not be limited to, the right but not the obligation to correct any default by Lessor under the provisions of the paramount lease mentioned in paragraph 5 hereof.

If Atlantic shall elect to correct any of Lessor's defaults under said paramount lease, then Atlantic, at Atlantic's option, may elect to be and become subrogated to all of Lessor's rights and obligations under said lease and thereby be and become the tenant under said paramount lease. In such case, this sub-lease shall not be voided or nullified but shall be and remain in full force and effect, ~~excepting only that the monthly rental hereunder shall be reduced by a sum equal to the rental paid by Atlantic to the paramount landlord under the provisions of said paramount lease.~~

Address for Notices

19. Any notice from one party to the other hereunder shall be in writing and shall be deemed to have been duly given if sent by United States Mail enclosed in a registered, postpaid envelope addressed

To LESSOR at: P.O. Box 1692, GREENVILLE, S.C.
To ATLANTIC at: 260 South Broad Street, Philadelphia 1, Pa.