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Landlord has been advised in writing, then and in such case it shall and may be lawful for the said Landlords, at their option, by summary proceedings, or by other appropriate legal action or proceedings, to terminate this lease, and to enter into said demised premises or any part thereof and expel the said Tenant or any person or persons occupying, in, or upon the said premises, and so to repossess and enjoy the said premises as in Landlord's former estate, except that if any such default other than non-payment of rent or taxes cannot be remedied by the Tenants with reasonable diligence within thirty (30) days, Tenants may have such additional time as may, under the circumstances, be reasonably necessary to remove said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, the Tenants hereby covenant and agree to surrender and deliver up the said premises and property peaceably to the Landlords immediately upon the termination of said term.

14. That all written notices by Landlords to Tenants shall be sent to Tenants by registered mail to Box 147 Greenville, S.C. or
Box 63 Greenville S.C.
or to such other address as Tenants may later designate in writing.

All such notices shall be deemed to have been properly given if served by Landlord as hereinbefore provided, and if signed by one of the parties herein named as Landlord, or if signed by any agent designated by the Landlord, provided that Tenants shall have been previously notified in writing of such designation.

15. Until otherwise notified in writing by the Landlord, all notices by Tenants to Landlord shall be given in writing by registered mail addressed to Landlord, Box 1260
Greenville, S.C.,
or such other address as may from time to time be designated in writing by the said Landlord.

Landlord shall also promptly notify the Tenants in writing of any change in the ownership of the leased premises, giving the names and addresses of the new owner or owners and instructions regarding the payment of rent.

16. That it is further hereby expressly agreed and understood that all covenants, agreements, provisions and conditions of this lease shall be binding upon and inure to the