

enjoy the demised premises for the term aforesaid, free from molestation, eviction or disturbance.

16. The rights, powers, elections and remedies of each of the parties hereby are cumulative and no one of them shall be exclusive of the other and each shall be a continuing right which shall not be exhausted upon being exercised on one or more occasions and no waiver of the breach of any covenant in this lease shall constitute or be construed as a waiver of any subsequent breach of the same or any other covenant.

17. It is mutually understood and agreed that this lease shall be governed and interpreted according to the applicable provisions of law of the State of South Carolina.

18. Any notice required to be given to the Lessee pursuant to the terms of this lease shall be addressed and sent by Registered Mail to the Lessee as follows: Home Credit Co. of Greenville, 119 West Eighth Street, Charlotte, North Carolina, and any notice, demand or communication to be given to or made on the Lessor shall be addressed and sent by Registered Mail as follows: V. C. Lyda, Route 2, Campobello, South Carolina, or to such other address as may be designated in writing by the Lessor to the Lessee.

19. If any improvements placed on the leased premises by the Lessee are taken under or pursuant to the exercise of the right or power of eminent domain instituted against the Lessor, the Lessee shall be paid from the proceeds, an amount equal to the cost of such improvements placed on said leased premises by it after first deducting therefrom that portion of the cost which the Lessee has depreciated or amortized for tax purposes.

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