

Landlord agrees to pay to Alester G. Furman Company of Greenville, South Carolina, Agent, as compensation for its service rendered in procuring this lease 5% of all rentals thereafter paid by Tenant under this lease. Landlord agrees that if this lease is extended, or if any new lease is entered into between Landlord and Tenant covering leased premises, or any part thereof, then in either of said events, Landlord in consideration of Agent's having procured Tenant hereunder, agrees to pay the Agent 5% of all rentals paid to Landlord by Tenant under extension or new lease. Agent agrees in the event Landlord sells leased premises that upon Landlord furnishing Agent with an agreement signed by purchaser assuming Landlord's obligations to Agent under this lease Agent will release original Landlord from any further obligations to Agent hereunder. Tenant agrees that if this lease is assigned by him he will secure from Assignee an agreement in writing by Assignee recognizing obligation to Agent, and agreeing to pay rental to Agent herein named during period covered by lease, any extensions thereof and any new lease between Landlord and Tenant. Agent is named as a party to this contract solely for the purpose of enforcing its rights under this paragraph and it is understood by all parties hereto that Agent is acting solely in the capacity as Agent for Landlord to whom Tenant must look in regard to all covenants, agreements and warranties herein contained and that Agent shall not be liable to Tenant in regard to any matter which may arise by virtue of this lease.

(j) Landlord agrees that the Tenant may sublet the premises hereby demised or assign this lease and, further, that the Tenant may place upon or attach to said premises such signs as it desires. Said signs to be installed upon said premises in a first class workmanlike manner and such a manner as not to materially weaken the structure of said building.

IV.

All notices required to be given hereunder by either party shall be given in writing, sent by registered mail (until a further address is furnished) as follows:

To the Landlord:	Alester G. Furman Company, Greenville, South Carolina
To the Tenant:	Eastern Finance Company of Greenville, Inc. No. 220 East Gaston Street Greensboro, North Carolina.

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