

13. The Lessor and Lessee both agree that the true and full value of the premises, exclusive of building and structures thereon, will be determined during the second month prior to expiration of the lease period and that such valuation as determined from time to time will be made by the Appraisal Committee of the Greenville Real Estate Board or by the alternate method of each party hereto selecting an appraiser, then the two appraisers selecting a third appraiser and the finding of two of the three appraisers thus selected shall be binding upon both parties hereto. The cost of determining the valuation will be paid one-half by the Lessor and one-half by the Lessee.

14. In the event that the Lessee places a mortgage loan upon the buildings and improvements constructed on the property and the Lessor is provided with the name and address of such mortgagee, then the Lessor agrees to give the same written notice to such mortgagee as it gives to the Lessee of any violation of the terms and conditions of the Lease. Then, any provision of this Lease to the contrary notwithstanding, Lessor will not exercise any right granted hereunder or by law in the event of default by Lessee after receiving notice of such mortgagee's interest until Lessor shall first give to such mortgagee notice of default in writing by registered mail and thirty (30) days shall have expired from the date of posting of such notice in the mail, during which period such mortgagee shall have the right to pay any money or do any acts and things which may be necessary to cure or rectify such default, unless the nature of such default is such that it cannot be cured within such period, in