

any past due rentals (this provision being supplemental to and not in lieu of the lien created in favor of Northwood by statute).

(12) Northwood warrants that it is the sole owner of the demised premises in fee simple, and that the same is free and clear of all liens and encumbrances, except that there is now existing a mortgage on the building and premises presently occupied by Sykes, said mortgage being to the Peoples National Bank, Greenville, South Carolina.

(13) Northwood shall put Sykes in possession of the demised premises and covenants and agrees that during the continuance of this lease, or renewals thereof, Sykes shall have quiet possession and enjoyment of the premises.

(14) Sykes shall not assign this lease or sublet the premises without the consent in writing being first obtained from Northwood, which consent shall not be unreasonably withheld.

(15) This agreement shall be binding upon the parties hereto, their heirs, administrators, successors and assigns, and supersedes any previous lease agreement.

(16) Northwood and Sykes each warrants that it is duly authorized and empowered to execute this Lease Agreement by the officers signing on behalf of the respective parties.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be executed the day and year first above written.

WITNESS:

[Signature]
Judy McKinney
As to Lessor

[Signature]
J. B. [Signature]
As to Lessee

NORTHWOOD INDUSTRIAL PARK (SEAL)

BY: [Signature]
LESSOR

SYKES, INC. (SEAL)

BY: [Signature]
C. E. Warren President

(CONTINUED ON NEXT PAGE)