

Lessee's expense, make all structural repairs necessary to keep any buildings in tenantable condition.

6. DESTRUCTION OF BUILDING: In the event that any buildings located on the premises are partially or totally destroyed by any cause not chargeable to the negligence of Lessee its agents, successors, or nominees, the rental payable under this lease shall abate until such time as the premises are restored.

7. DEFAULT: If the rent reserved to Marathon, or any part thereof, shall remain unpaid for a period of ten (10) days after it becomes due, or if Lessee shall be in default with respect to any of its covenants herein contained, Marathon, its agent or agents, shall immediately notify Lessee. Said notice shall state specifically the default and if the default is not performed within fifteen (15) days after the receipt of such notice, Marathon may declare this lease cancelled and be relieved from further performance hereunder.

7a. Should Marathon be in default with respect to any of the covenants and conditions in this lease, Lessee shall notify Marathon, said notice stating specifically the default, and Marathon shall have fifteen (15) days after the receipt of said notice to perform any covenants or conditions with respect to which Marathon is in default. On failure to do so, Lessee may, at its election, perform or fulfill any of the defaulted covenants or conditions, and deduct the cost of same from rentals accruing hereunder, or it may declare this lease cancelled and be relieved from further liability hereunder.

7b. In the event that Marathon or Lessee waives a default by the other party, such waiver shall not be construed or deemed to be a continuing waiver of any subsequent breach or default on the part of either party.

7c. All notices and demands herein required shall be in writing and shall not be deemed sufficient unless given by mailing the same by registered or certified United States mail, addressed to Marathon at its home office at 539 South Main Street, Findlay, Ohio, or addressed to Lessee at P. O. Box 5152, Station B, Greenville, South Carolina; and the mailing thereof shall be deemed sufficient service.

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