

clear of all restrictions, encumbrances and easements which might in any manner or to any extent prevent or affect the use of the entire premises for the purpose of the Lessee or disturb his peaceful and quiet possession thereof. Lessor further covenants and warrants that so long as the Lessee fulfills the conditions and covenants of this Lease required by her to be performed, he will have, during the term hereof or any extension thereof, peaceful and quiet possession of the demised premises. Lessor further warrants that she has good right, full power and lawful authority to make this Lease for the term and any extensions hereof.

18. Upon the expiration or earlier termination of the term hereof, or of any extensions thereof, the Lessee covenants to surrender and yield up peacefully and quietly to the Lessor possession of the demised premises in as good condition as they were at the time of delivery of possession as herein provided, reasonable wear and tear and damage by fire or other casualty or the elements excepted.

19. The Lessee shall have the right to assign, sublet or transfer any or all of his rights and privileges under this Lease, provided, however, that no such assignment, subletting or transfer shall operate to relieve the Lessee of his obligations for the performance of all of the terms and conditions of this Lease, including the payment of the rent herein reserved.

20. No modification, alteration or amendment of this Lease shall be binding unless in writing and executed by the parties hereto, their heirs and assigns.

21. It is understood and agreed that this Lease contains the entire agreement between the parties and no rights are to be conferred or placed upon either of them which are not set forth herein.

22. All notices to Lessee shall be sent by registered mail addressed to Lessee at 3451 Rutherford Road, Greenville, S. C. 29609.

All notices to Lessor shall be sent by registered mail addressed to Lessor at 11812 Twillwood Drive, St. Louis, Missouri 63128.

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