

Lessee shall not be obligated to expend an amount in excess of the proceeds of the net award available to Lessee for such purposes as hereinafter provided.

In the event of any taking (or purchase) of the demised premises, the parties hereto agree to cooperate in applying for and in prosecuting any claim therefor and aggregate net award after deducting reasonable expenses, cost, and attorney's fees incurred in connection therewith, shall be paid to Lessor and Lessee as their respective interests may appear.

18. Easement. By execution of this instrument, Lessor hereby grants an access easement across the property it owns contiguous to this building (being lots 13 and 14 and undivided acreage on the northern border of lot 14 as shown on a plat entitled "Map of Wachovia Forest" prepared by C. O. Riddle, dated May, 1957), for reasonable ingress to and egress from the building for access to U.S. Highway 29. Further, Lessor grants an easement for reasonable parking required by the operation of Lessee's business on the aforesaid property.

19. Assignment and Subletting. The Lessee may not assign this lease or sublet any part of the demised premises without the prior written consent of the Lessor.

20. Subordination. The Lessor may encumber its title to the subject premises with a mortgage or mortgages and the Lessee agrees, upon request from the Lessor or its mortgagees to promptly subordinate the within lease to the lien of any such mortgage; provided, however, that such mortgagee shall agree in writing not to disturb the Lessee's occupancy and lease of the demised premises so long as the Lessee shall perform all of the terms and conditions of this lease.

21. Notice. All notices provided for in this lease shall be sent by registered or certified mail to the Lessor and Lessee at the following addresses unless a different address shall be designated in writing by the parties:

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