by registered mail or certified mail. Until advised by the other party to the contrary, notices shall be forwarded as follows: To the LESSOR at

G. B. Nailey, Sr., P. O. Box 548, Easley, South Carolina, and to Berea, Inc., the LESSEE, Pic 'N Pay Shoes of / 9517 Old Monroe Road, Charlotte, North Carolina (P. O. Box 745, Matthews, North Carolina).

20. TAXES - The LESSOR shall pay all advalorem taxes and assessments levied by public authority on the demised premises; except that LESSEE shall pay to LESSOR, upon demand, a sum equal to 100% of the difference between the taxes assessed on the shopping center as shown on the attached plot plan for the first tax year thereof, computed on a pro rata basis, based on the square footage of the leased building relative to the total square footage of buildings contained in the shopping center on the date of assessment, provided that LESSOR shall have notified LESSEE in writing within thirty (30) days after receiving notice or the publication of any increase in assessments that exceed the assessment for the first tax year. Lessee will be permitted to pay the taxes out of percentage rental.

The LESSEE shall pay all taxes and assessments levied by public authority on its inventory of merchandise, trade fixtures, equipment, improvements and other property of the LESSEE located in or on the demised premises, and all other taxes occasioned by its use of the demised premises.

It is futher mutually agreed that this lease and all of the covenants and provisions, thereof shall inure to the benefit of and be binding upon the parties hereto, their successors and assigns, heirs, and legal representatives.

SEE ADDENDUM ON PAGE 9 ATTACHED TO AND MADE A PART HEREOF.
IN WITNESS WHEREOF, the said LESSOR and the said LESSEE have each caused
these presents to be signed in their respective names by their respective

(Continued on next page)

D.B. V.(

A.B.n.

A.B.M.