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the right to recover from the Tenant any and all amounts which, under the terms hereof, may then be due and unpaid for the use of the demised premises.

10. It is mutually understood and agreed that the failure of the Landlord or of the Tenant to take advantage of any default on the part of the other, shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument be construed to waive or lessen the rights of the parties hereto to insist upon the provisions hereof.

11. The Tenant shall have the option to renew this lease for an additional period of ten years on the same terms and conditions, upon giving written notice of its intention to do so not later than three months prior to the termination of the original term.

12. The Landlord agrees that the tenant, upon payment of the rents reserved herein, and upon the performance of the covenants and agreements herein provided to be observed and performed by them, shall peaceably and quietly hold and enjoy the demised premises for the term thereof; and it is further agreed that after payment of the rents to the expiration of this lease, the Tenant reserves the right and privilege of removing any and all trade fixtures and other fixtures of a similar nature which may be installed by or at the expense of the Tenant.

13. Whenever notice is required to be given to the Tenant pursuant to the terms of this lease it shall be sent by registered mail addressed to the Tenant at the address of the leased premises; similarly whenever notice is required to be given the Landlord, it shall be sent by registered mail, addressed to J. H. Mauldin, Route # 7, Greenville, South Carolina. If a different address is furnished by either party to the other in writing, notice shall thereafter be sent to the new address.

14. This lease agreement executed by the Landlord and Tenant, in duplicate, merges all understandings and agreements between the parties