

any such amount or amounts upon demand, LESSEE shall have the privilege of deducting same from the next installment or installments of rent to accrue under this lease.

Lessor May
Enter
Premises
When

19. LESSOR, or the agent of LESSOR, may enter said premises at all reasonable times to examine the condition of the same and to place "FOR RENT" signs of a size agreeable to LESSEE, in or before the premises but such signs shall not be placed in or before the premises prior to 60 days before the expiration of the term conveyed herein or any renewals or extensions which may be provided herein and which LESSEE may have exercised in accordance with the provisions hereunder.

Power of
Attorney

20. Each of the LESSORS by his signature hereto does hereby irrevocably constitute and appoint Edmund M. Apperson as his or her true and lawful Attorney in Fact with full power to collect rent, give acquittances therefor and to act by and in behalf of the LESSORS in any matter arising out of this lease; and any action contract or agreement entered into by the said Edmund M. Apperson, as Attorney in Fact shall be binding and conclusive upon all of the LESSORS and their heirs and assigns; and provided further that the said Edmund M. Apperson shall have the power and authority to assign all of the LESSORS' interests in the lease as further security for the loan to be made by Fidelity Federal Savings and Loan Association in the sum of \$69,000.00 for the construction of the improvements leased herein.

Notices

21. All notices which it may be necessary or proper for either party to serve upon the other shall be effectively served if sent postage prepaid to the following address:

LESSOR'S ADDRESS: Edmund M. Apperson, Agent, Post Office Box 1686, Greenville, South Carolina.