

(e) That if the rent herein provided to be paid by the Lessee shall not be paid within fifteen (15) days after due date, provided written notice of such payment is given to the Lessee or if the Lessee shall fail to perform any of the other covenants and agreements herein contained within twenty (20) days after written notice of such failure, the Lessor at his option may declare this lease terminated and may enter the premises and expell the Lessee therefrom, and without prejudice to any of the rights and causes of action which the Lessor may have against said Lessee on account of such default or defaults.

(f) The breach of any covenant of this lease, except as otherwise provided in this section, shall give the aggrieved party the right to terminate and cancel this lease at any time after the expiration of thirty (30) days from written notice to the party in default, if the party in default has not remedied the said default within the said thirty (30) days, or if the party in default has not commenced such act or acts as shall be necessary to remedy the default and shall complete such act or acts promptly and within a reasonable time.

8. The Lessor covenants and agrees that he is the owner of the premises and property hereby leased and demised and as such has a good and sufficient right to make this lease; that the said premises and property are free and clear of any and all encumbrances; and that the Lessee, paying the rents and keeping and performing the covenants and agreements herein provided to be paid, kept, and performed by said Lessee, may peaceably hold and use said premises and property during the said term without any interference or interruption by the said Lessor, or any other party whomsoever.

9. Whenever in this lease it shall be required or permitted that notice or demand be given or served by either party to this lease to or on the other, such notices or demands shall be given or served and shall not be deemed to have been duly given or served unless in writing and forwarded by registered mail addressed as follows:

TO THE LESSOR: Walter S. Griffin
P. O. Box 845
Greenville, South Carolina

TO THE LESSEE: Piedmont Natural Gas Company, Inc.
4301 Yancey Road
P. O. Box 1968
Charlotte 1, North Carolina

Such addresses may be changed from time to time by either party by serving notices as above provided.

10. The Lessor and the Lessee agree that all the provisions hereof are to be construed as covenants and agreements as though the words importing

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