

or caused by negligence of Lessor, its agents, employees or invitees.

15. NOTICE:

(a) Any notice or demand required by the provisions of this lease to be given to Lessor shall be deemed to have been given adequately if sent by Registered Mail to Lessor at the following address: Change to: Shop, Inc., c/o Post, 1-5 Toledo Street, ~~Manwich, Mitchell & Co., 906 Ins. Bldg., S. Main St., Highway #276, Greenville, South Carolina~~

(b) Any notice or demand required by the provisions of this lease to be given to Lessee shall be deemed to have been given adequately if sent by Registered Mail to Lessee at the following address: #3 Gateway Center, Pittsburgh 30, Pennsylvania.

(c) Either party shall have the right to change its address by giving to the other party fifteen (15) days' notice of its intention to make such change and of the substituted address at which any notice or demand may be directed to it.

16. COVENANTS TO BIND RESPECTIVE PARTIES:

This lease, and all of the agreements, covenants, and conditions contained herein shall be binding upon Lessor and Lessee and upon their respective heirs, executors, administrators, successors, and assigns.

17. INCREASED TAXES:

In the event Lessee exercises the right to renew and extend the term of this lease as hereinbefore provided, Lessee agrees to pay during the second and third such renewal periods, as additional rent, that portion of any real estate taxes (excluding assessments for improvements which benefit the property, such as installation of sewers and water lines, etc.) imposed upon the herein described leased premises which are in excess of the average of such real estate taxes imposed on the said leased premises during the initial ten (10) year term of this lease.

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