

✓ 15. If any rent or other amounts due and owing under the terms of this lease is collected by Lessor by or through an attorney at law, Lessee agrees to pay Lessor 10% of the amount due as attorney's fee. Lessee waives all homestead rights and exemptions which it might have under any law against any obligation imposed upon it under the terms of this lease and hereby assigns to Lessor its homestead rights or other exemptions.

✓ 16. Lessee's rights shall be subject to any bona fide mortgage or deed to secure debt which is now or may hereafter be placed upon the premises by Lessor.

✓ 17. All rights, powers and privileges conferred hereunder upon parties hereto shall be cumulative but not restrictive to those given by law.

No 18. Lessee hereby appoints as its agent to receive the service of all dispossessory or distraint proceedings and notices thereunder and all notices required under this lease, the person in charge of said premises at the time, or occupying the premises; and if no person is in charge or occupying the same, then such service or notice may be made by attaching the same on the entrance to the said premises. A copy of all notices under this lease shall also be sent to the Lessee at 120 North Main Street, Greenville, South Carolina, or to such other address as Lessee may later advise, by registered mail.

✓ 19. Lessee is privileged to remodel or improve the premises at its own expense, including the installation of new fronts, but Lessee shall make no structural changes to the premises without the written consent of Lessor. It is understood and agreed, however, that no person, firm, or corporation that furnishes material or work and labor in connection with the alteration, repair, remodeling, or improvement of said premises shall have any mechanic's lien or other lien or claim against the leased premises or the improvements thereon for any balance which might be due and owing by Lessee to such person, firm or corporation for said material furnished and/or work and labor performed.

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