

premises and thence forth hold them free from any rights of the Lessee to use the demised premises, but the Lessors shall, nevertheless, have the right to recover from the Lessee any and all amounts which under this Lease may be then due and unpaid for the use of the demised premises.

XX

Any notices required under this Lease shall be sent to the Lessors at 701 East McBee Avenue, Greenville, South Carolina, and to the Lessee at 247 North Main Street, Greenville, South Carolina.

XXI

The Lessors agree to pay or cause to be paid during the term of this Lease all ad valorem taxes which may be levied or assessed against the land and building but Lessee is solely responsible for all taxes upon the merchandise or its other property in said building.

XXII

The Lessors agree that the Lessee, upon the payment of the rental herein reserved and upon the performance of all of the covenants and agreements herein provided to be observed and performed by it, shall peaceably and quietly have, hold, and enjoy the demised premises for and during the term of this Lease, or any extension thereof.

XXIII

This Lease is executed by the Lessors and the Lessee in duplicate and merges all understandings and agreements between the parties hereto with respect to the leased premises and shall constitute the entire Lease Agreement. This Lease

(Continued on next page)