

NOTICES

23. Wherever 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 notice or demand shall be deemed to have been given or served only when such notice or demand, in writing, is delivered by registered or certified mail, return receipt requested, addressed as follows:

TO THE LESSOR:

C/O E. Roy Stone Company, Realtors
Poinsett Hotel Building
 Greenville, South Carolina 29601

TO THE LESSEE:
(both addresses)

3634 Euclid Avenue
 Cleveland, Ohio 44115

and

405 Pendleton Street
Greenville, South Carolina 29602

PAYMENT
OF
RENT

24. All rent payable under this Lease shall be payable without prior notice or demand at E. Roy Stone Company, Realtors, Poinsett Hotel Building, Greenville, South Carolina 29601.

25. If, pursuant to Paragraph 5, the term of this Lease commences on other than June 1, 1970, the Lessor and the Lessee agree to execute a document in form suitable for recording, specifying the dates of actual commencement and termination of the term of this Lease.

26. If, for any reason, the term of this Lease commences on a day other than the first day of a month, the rent for the period of less than a full calendar month at the commencement and termination of this Lease shall be prorated accordingly.

27. The Lessor shall not be liable for any damage sustained by the Lessee arising from the need for repairs which are to be made by the Lessor hereunder, unless and until Lessee gives the Lessor written notice of the need for such repairs, and the Lessor is given a reasonable time thereafter in which to make the repairs, taking into consideration the availability of labor and materials.

28. It is further understood and agreed that the Lessor will pay the E. Roy Stone Company an amount equivalent to five per cent (5%) of any and all rent collected under this Lease, and any renewals thereof, when collected, as commissions for negotiating this Lease.