

12. All notices to be given under the terms of this lease shall be in writing signed by the person serving the same and shall be sent by registered mail or certified mail, return receipt requested, and postage prepaid, to the address of the parties below specified in writing.

Lessor's address for notices shall be 5400 Augusta Road, Greenville, South Carolina, 29605.

Lessee's address for notices shall be Post Office Box 715, Mauldin, South Carolina, 29662.

The parties hereto, if addresses are subsequently changed, shall designate in writing the amended and subsequently specified address.

13. Lessor covenants and agrees with Lessee that upon the payment of rent and the performance of all covenants and conditions aforesaid by Lessee and his sub-lessees or assigns, Lessee shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid, subject, however, to the terms of this lease.

14. Lessee reserves the right to assign this lease or his rights hereunder, or to sublet any part or the whole of the demised premises at any time, provided, however, that Lessee shall not be released from any liability under the terms and conditions hereof by such assignment or sub-letting. In the event of an assignment or sub-lease by the Lessee, written notice thereof shall be made to the Lessor within ten (10) days from the date of such assignment or sub-lease.

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15. The Lessor shall pay all real estate property taxes charged against the subject premises; the Lessee shall pay all other taxes.

16. This agreement contains all the oral and written agreements, representations, and arrangements between the parties hereto, and any rights which the respective parties hereto may have under any previous contracts or oral arrangements are hereby cancelled and terminated, and no representations or warranties are made or implied other than as set forth herein; no oral agreement or representations for rental shall be deemed to constitute a lease other than this agreement, and no lease shall exist until and unless this agreement shall have been properly executed by the aforementioned Lessor and Lessee. This lease may not be amended hereto except by written instrument signed by each of the parties.

17. All the provisions herein contained shall bind and inure to the benefit of the parties hereto, their heirs, personal representatives, successors and assigns. Wherever used herein, the words "Lessor" and "Lessee" shall be deemed to include the heirs, personal representatives, successors and assigns of said parties, unless the context excludes such construction.

18. In the event at any future time one or more clauses of this lease shall be held to be void by any court of competent jurisdiction for any reason, such clauses shall be deemed to be separable and the remainder of this lease shall be deemed to be valid and in full force and effect.

19. The Lessee agrees to observe and comply with all rules, regulations, and laws now in effect or which may be enacted during the continuance of this lease by any municipal, county, state, or federal authorities having jurisdiction over the premises, and to indemnify the Lessor for any damage caused by the violation thereof.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Signed and Sealed in
Presence of:
Richard J. ...
...

LESSOR:
Louis J. Carrere
LOUIS J. CARRERE

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