

To the Lessor at: 3122 Wade Hampton Boulevard  
Taylors, South Carolina 29687

To the Lessee at: 3122 Wade Hampton Boulevard  
Taylors, South Carolina 29687

Either party may, from time to time, by notice as herein provided, designate a different address to which notices to it shall be sent.

(13) QUIET ENJOYMENT AND TITLE. Lessor covenants and represents that it has or will have at the commencement of the term of this lease full right and power to execute and perform this lease and to grant the estate demised herein and covenants that Lessee on paying the rent herein reserved and performing covenants hereto shall peaceably and quietly have, hold and enjoy the demised premises and all improvements during the full term of this lease or any extension of renewal thereto. Lessor further covenants and represents that it holds or will hold at the commencement of the term of this lease a marketable fee simple interest in the demised premises and that no one has any interest in or lien, claims or encumbrances, other than as may be revealed in the public records, against the premises or the income accruing therefrom and that no restrictions or violations exist with respect to said premises or the use thereto.

(14) DEFAULT. The breach of any covenant of this lease by Lessee or Lessor shall give the other party the right to terminate and cancel this lease at any time after the expiration of thirty (30) days from the giving of notice of default to the party in default, but only if the party in default has not remedied such default within the said thirty (30) days, or if the party in default has not commenced such act or acts as shall be necessary to remedy the default and shall complete such act or acts within a reasonable time. This lease may be terminated by Lessor for the nonpayment of rent at any time after the expiration of thirty (30) days following notice to tenant of the nonpayment of such rent. Any such termination of this lease by Lessor or Lessee shall not prejudice such party's right to prosecute any other remedy which it may have for a breach of this lease.