

in the demised premises (provided same are not replacements of items installed by Lessor), it being expressly understood and agreed that in the event of any such removal by Lessee, it will, at its expense make any necessary repairs resulting from same.

32. NOTICE

All notices to be given to either party by the other shall be by certified or registered mail, return receipt requested, whether or not it is specifically designated as such in this Lease Agreement. All notices to be given to Lessor shall be addressed to them at P. O. Box 815, Greenville, South Carolina, and sent by certified or registered mail, return receipt requested, and all notices herein provided to be given to Lessee shall be sent by registered or certified mail to it at 327 Augusta Street, Greenville, South Carolina, or to such other address as shall hereafter be directed in writing to either party by the other. The time of any such notice shall begin to run with the date of the mailing of such notice. All notices to be given to Lessor by Lessee shall also be given to any mortgagee of the demised premises of whom Lessee has been advised in writing by Lessor. Said notices shall be by certified or registered mail also, return receipt requested.

33. LESSOR'S TITLE AND MORTGAGES BY LESSOR

Within sixty (60) days after execution hereof, Lessor shall furnish to Lessee a certification by Lessor's attorney that title to said premises is in Lessor, free and clear of all tenancies, occupancies, restrictions, violations, liens and encumbrances (other than mortgages or trust deeds, which shall be released or subordinated to this Lease Agreement no later than forty-five (45) days prior to commencement of the term hereof); that Lessor has full power and authority to enter into this Lease Agreement without the need of further signatures, and that this Lease Agreement constitutes a valid lease to Lessee of the demised premises, free and clear of any intervening right or equities, except as set forth above.

Lessee hereby agrees that this Lease Agreement shall automatically be subordinated to any mortgages or trust deeds covering the demised premises hereafter placed by Lessor with a bank, insurance company, or other institutional lender, providing that in connection with the execution of any such security instruments, the lender and Lessor shall execute and deliver an agreement in favor of

0042

4328 RV-2