

regarded as cancelled and null and void as of the date that Landlord serves notice of her election to terminate to Tenant, in writing, and both parties shall be relieved of any further liabilities hereunder from that date forward, except that Tenant shall remain laible to Landlord for all rentals, charges and payments accrued to the time of termination.

ARTICLE 11

MISCELLANEOUS

Section 11.01. Notices.

All notices required to be given under the terms of this Lease shall be in writing and by certified mail addressed:

(a) To tenant at 209 Hammett Street, Greenville, South Carolina 29609, or to such other place as Tenant may from time to time stipulate in writing, and

(b) To Landlord at 100 Dunwoody Drive, Spartanburg, South Carolina, 29302, or to such other place as Landlord may from time to time stipulate in writing to Tenant.

Section 11.02. Notice of Breach of Covenant; Non-waiver.

In the event of a breach of any of the covenants or terms of this Lease by either of the parties, the other party shall give the breaching party notice thereof and allow thirty (30) days within which to remedy said breach, except that in the case of breach for the failure to pay rent when due, only fifteen (15) days shall be allowed within which to remedy said breach. It is further understood and agreed that no waiver of a breach of any of the covenants of this Lease shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

Section 11.03. Entire Agreement.

This Lease Agreement sets forth all the covenants, promises, agreements, conditions and understandings between Landlord and Tenant concerning the Leased Premises. Except as herein otherwise expressly provided, no subsequent alteration, amendment, change or addition to this Lease, nor any surrender of the term, shall be binding upon Landlord or Tenant unless reduced to writing and signed by them.

Section 11.04. No Partnership.

Landlord does not in any way or for any purpose become a partner of Tenant in the conduct of its business or otherwise, not a joint venture or a member of a joint enterprise with Tenant.

Section 11.05. Covenants Extended to Heirs and Assigns.

All covenants, conditions, agreements and undertakings contained in this Lease shall extend to and be binding on the respective heirs, executors, administrators, successors and assigns of the respective parties hereto the same as if they were in every case named and expressed.

Section 11.06. Access by Landlord.

Landlord and the Landlord's agents, servants and employees shall have the right to enter the Leased Premises to whatever extent necessary or appropriate to enable Landlord to exercise