

15. Building Costs. If and when Lessees decide to construct a building on the demised premises, Lessees covenant and agree that the building or buildings must be constructed and paid for wholly at the expense of Lessees.

16. Mechanic's Liens. Lessees shall promptly pay and discharge all Mechanic's Liens which may become due and owing during the term of this Lease and shall not allow Lessor's interest or title in the demised premises to be prejudiced or infringed upon as a result of such a Mechanic's Lien.

17. Notices. Lessees designate the following persons to receive in their behalf any and all notices given pursuant to the terms of this Lease. When any party desires to give notice according to the terms of this Lease, such notice shall be given by registered mail and it shall be deemed given when it shall have been deposited in the United States Registered Mails with sufficient postage prepaid thereon to carry it to its addressed destination and such notice shall be addressed as follows:

FOR LESSOR:

James W. Knox, Jr.  
P.O. Box 5579  
Greenville, S.C. 29606

FOR LESSEES:

Melvin K. Younts  
P.O. Box 566  
Fountain Inn, S.C. 29644

Blake P. Garrett, Sr.  
P.O. Drawer 36  
Fountain Inn, S.C. 29644

*John  
Q. King  
WRT*

Nothing herein contained shall be construed as prohibiting the parties respectively from changing the place at which notice is thenceforth to be given, but no such change shall be effective unless and until it shall have been accomplished by written notice given in the manner set forth in this section.

18. Termination. Lessees covenant and agree with Lessor that at the termination of this Lease the Lessees will peacefully and quietly deliver possession of the premises and all improvements which the Lessees may have constructed upon the premises to Lessor. Lessees covenant for themselves, their sublessees, and their assignees that they shall do nothing which shall render the demised premises unusable for other commercial purposes following the demolition, destruction or removal of any structure subsequently built or placed upon the demised premises.

19. Subordination Agreement. The Lessor hereby agrees to subordinate his interest as Lessor in the demised premises to <sup>*John*</sup> mortgagees of Lessees at the request of the Lessees.

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