

of foreclosure, Lessee shall be allowed to continue in possession of the Leased Premises as provided for in this Lease so long as Lessee shall not be in default.

16. COVENANT OF QUIET POSSESSION: The Lessee, upon paying the monthly rental and performing all covenants and agreements herein contained to be by it performed, shall, may and peacefully and quietly have, hold and enjoy the Leased Premises for the term of this Lease and any extension thereof.

17. RENEWAL: Lessee is hereby granted an option to renew this Lease for an additional term of One (1) year or a lesser term if both parties agree in writing to such a lesser additional term. The rental during any such period covered by the option shall be the sum of Four Hundred Eighty (\$480.00) Dollars. In the event the Lessee elects to exercise such option, the Lessee shall give written notice of such election to Lessor not less than sixty (60) days prior to the expiration of the term hereof.

18. Lessee shall not be liable for any damage to the premises caused by fire, but the Lessor shall look solely to the insurance carrier for such damage.

19. Lessee shall not be deemed in default under this Lease unless and until Lessor notifies Lessee in writing of said default, and Lessee fails to correct said default within ten (10) days of receipt of such written notice. Such notice should be addressed to Lessee at: 3910 Augusta Road, Greenville, South Carolina 29606.

IN WITNESS WHEREOF, the Lessor and Lessee have hereunto set their seal and their signatures on this the 1<sup>st</sup> day of December, 1982.

Brian Grace  
WITNESS AS TO LESSOR

Brian Basore  
WITNESS AS TO LESSOR

Randolph W. Hunt  
WITNESS AS TO LESSEE

Yvonne K. Matting  
WITNESS AS TO LESSEE

Jimmy O. Quinn  
JIMMY O. QUINN, Lessor

James F. Casey III  
JAMES F. CASEY, Lessee

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