

the demised premises and that the same is free and clear of all liens and encumbrances.

13. Lessor shall put Lessee in possession of the demised premises and covenants and agrees that during the continuance of this Lease, or renewals thereof, Lessee shall have quite possession and enjoyment of the premises.

14. Lessor agrees, upon the request of Lessee, to execute a Memorandum of Lease of the within Lease for purposes of recording the within Lease in the RMC office for Greenville County, South Carolina.

15. Lessor agrees that Lessee may tear down buildings presently on the leased premises at Lessee's expense. Lessor agrees to provide dirt required by Lessee in connection with any fill to be made on the demised premises, such dirt to be provided by Lessor at no charge to Lessee and Lessee shall pay the expenses of moving such dirt.

16. In the event of any condemnation proceedings resulting in a taking of a portion of any building constructed on the premises by Lessee or resulting in the property becoming unsuitable for the uses to which Lessee has employed it, this Lease shall, at the option of the Lessee, be terminated. In the event a portion of the demised premises is taken by condemnation, which taking does not interfere with any building erected by Lessee on the premises or render the premises unsuitable for the use to which Lessee has employed the premises, then the rent due Lessor shall be reduced by the proportion which the number of square feet taken bears to the square footage of the demised premises upon execution of this Lease. In such event, Lessee shall have no interest in the proceeds arising out of condemnation of such portion of the demised premises.

17. This Agreement shall be binding upon the Lessor, her heirs and assigns, for and during the term hereof, and upon Lessee, its successors and assigns, for and