

NOTICE: In the event of default or violation of any provisions of this lease by LESSEE, LESSOR may notify LESSEE within ten (10) days written notice and LESSEE must comply within said ten (10) days with the notice or demand of LESSOR and if not complied with, LESSOR may proceed with any legal action necessary to compel compliance with said notice for protection of LESSOR'S lease.

All notices required to be given to LESSOR hereunder shall be sent by registered mail or certified mail to, and all rent payments shall be made to LESSOR at:

P. O. Box 1827
611 NORTH MAIN STREET
GREENVILLE, SOUTH CAROLINA

or to such other address as LESSOR may direct from time to time by written notice forwarded to LESSEE by registered or certified mail.

All notices required to be given to LESSEE shall be sent by registered or certified mail to LESSEE at the demised premises, or to such other address as LESSEE may direct from time to time by written notice forwarded to Landlord by registered or certified mail.

PROPERTY DAMAGE: The LESSEE shall be responsible to repair any damages to the property resulting from any causes not covered by fire and casualty insurance that is carried by the LESSEE. Also, the LESSEE is responsible for any and all damages resulting from attempted or successful break-in, robbery, theft, vandalism, etc., or any such occurrence.

RENEWAL OPTION: The LESSOR grants the LESSEE an option to renew this lease for an additional five (5) year period with the rental rate to be based on consumer price index figure at the time of renewal; a further option to renew for an additional five (5) year period is also granted with rental rate for this five (5) year period to be based on consumer price index figure at that renewal time. The Consumer Price Index Figure from which the options to renew rental rates will be calculated is 200.9. The formula for determining the renewal rental rates and definitions are below:

0.5 1 4

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