

The failure of the Lessor to exercise any option herein provided on account of any default shall not constitute a waiver of the same on any subsequent default and no waiver of any condition or covenant to this Lease by either party shall be deemed to constitute a waiver by either party of any default for the same or any other condition or covenant.

13. REMEDIES CUMULATIVE: The remedies of the Lessor or Lessee shall be cumulative, and not one of them shall be construed as exclusive of any other or of any remedy provided by law.

14. NOTICE: Any notice required or permitted to be made by either party under the terms of this Lease shall be given by certified mail. Notices to the Lessor shall, unless the Lessor otherwise advises the Lessee in writing, be addressed to : 658 Lake Villas Drive, Altamonte Springs, Florida 32701. Notices to the Lessee shall, unless the Lessee otherwise advises the Lessor in writing, be addressed to: 3910 Augusta Road, Greenville, South Carolina 29606.

15. MORTGAGE: Lessee agrees at any time, and from time to time upon request by Lessor, or the holder of any mortgage or other instrument of security given by Lessor to execute, acknowledge and deliver to Lessor or to the holder of such instrument, a statement in writing certifying that this lease has not been modified and is in full force and effect (or if there have been modifications, that the same are in full force and effect and state such modifications); that there are no defaults hereunder by Lessor, if such is the fact; and the dates to which the fixed rents and other charges have been paid; it being intended that such statement delivered pursuant to this paragraph may be relied upon by the holder of any such mortgage or other instrument of security or any authorized assignee of Lessor.

Lessee further agrees at any time, and from time to time, to execute a consent to the assignment of this Lease by Lessor to its mortgagee.

Lessee's right shall be subject to any bona fide mortgage now existing upon or hereby placed upon the Leased Premises by Lessor; provided, however, that if the mortgagee shall take title to the Leased Premises through foreclosure or deed in lieu