

default hereunder, shall notwithstanding the creation of or default under any such encumbrance or indebtedness secured thereby, peacefully and quietly have, held and enjoy the demised premises for the entire term hereof, and all other rights, privileges and benefits to which it may be entitled under and pursuant to the terms of this lease.

LESSOR'S COVENANT OF TITLE AND QUIET ENJOYMENT

17. Lessor covenants and warrants that Lessor has full right and lawful authority to enter into this lease for the full term hereof, and that Lessor is lawfully seized of the entire premises hereby demised and has good title thereto, free and clear of all tenancies and encumbrances, and that at all times when Lessee is not in default under the terms and during the term of this lease and any extensions of said term, Lessee's quiet and peaceable enjoyment of the demised premises shall not be disturbed or interfered with by anyone.

BINDING ON SUCCESSORS AND ASSIGNS

18. It is further expressly agreed and understood that all the covenants and agreements herein made, shall extend to and be binding upon the heirs, devisees, executors, administrators, successors in interest, and assigns of the Lessor, and of the Lessee as permitted above.

LEGAL CONSTRUCTION

19. It is further expressly agreed and understood that this lease having been drawn by the Lessee would at all times be construed according to the Laws of the State of South Carolina; that any contest or question arising hereunder shall be governed by the Substantive Law and Procedural Law of the State of South Carolina.

20. The Lessee agrees to appoint the Corporation Trust Company or its registered agent as Lessee's agent for the acceptance of service of process in the State of South Carolina.

Lessee

Lessor

