

or repair said premises to such condition and should LESSEE be unable to use any part of the building while such reconstruction, restoration or repairs are being made, the rent shall abate during such period and the term of the Lease shall be extended for a period equal to the time that such building could not be used by LESSEE while same was being reconstructed, restored or repaired. During the period of reconstruction, restoration or repairs necessary as result of such fire, other casualty or catastrophe, the rent shall abate equitably during a period all or any part of the rented premises are untenable, dangerous or unfit for use.

11. It is mutually agreed and understood that this Lease may be terminated or cancelled before the expiration hereof as follows and only as follows:

- (a) By mutual consent of both LESSOR and LESSEE; said consent to be in writing signed by both parties.
- (b) By the breach of any of the terms of this agreement.
- (c) By operation of Law.

12. It is mutually agreed and understood that upon default of any rental installment when due, LESSOR may, at his option, terminate this Lease, re-let the premises for such rent and on such terms as the LESSOR may deem fit and proper, if he is able to do so, and, if identical rent may not be thus realized, after paying all expenses of such re-letting and collecting to satisfy the rent hereby reserved, the LESSEE agrees to satisfy and pay all deficiency. However, such procedure is optional and LESSOR may upon such default resort to any legal remedy afforded him by laws of the State of South Carolina for the collection of such rent. Provided, however, that the rent

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