

term of this Lease (including the Renewal Term for which Lessee shall then have exercised his renewal option) at the rate of 6% per annum compounded monthly.

Term of this Lease; term hereof: the initial term of this Lease and the Renewal Term of this Lease for which Lessee shall have exercised his renewal option.

56. Miscellaneous. If any provision of this Lease or any application thereof shall be invalid or unenforceable, the remainder of this Lease and any other application of such provision shall not be affected thereby. Neither this Lease nor any term or provision hereof may be changed, waived, discharged or terminated orally, but only by an instrument in writing signed by the party against which the enforcement of the change, waiver, discharge or termination is sought. This Lease shall be governed by and construed and enforced in accordance with the laws of the State of South Carolina. The captions in this Lease are for convenience of reference only and shall in no way define, limit or describe any of the provisions of this Lease. This Lease may be executed in several counterparts, each of which shall be an original but all of which shall constitute but one and the same instrument. The covenants and agreements of this Lease shall, subject to the provisions of this Lease, bind and inure to the benefit of Lessor, its successors and assigns, and, except for the provisions of section 54 hereof, Lessee, his executors, legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed under seal as of the day and year first above written.

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, LESSOR

Attest:

Raymond O. Hollis  
Assistant Secretary  
Raymond O. Hollis

Witness:

Margaret F. Morse Margaret F. Morse

Walter J. Donovan

Walter J. Donovan WALTER J. KASSUBA

By

[Signature]  
Mortgage Loan Officer  
John A. Worthen

LESSEE

Witness:

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