

of the demised premises. The Lessor is not bound by any representations, promises or assurances not herein specifically contained and Lessee will make no claim on account of any alleged representations, promises or assurances whatsoever.

7. DEFAULT: In the event the Lessee defaults in the payment of any installment of rent, or the laws of the State of South Carolina or the United States of America prohibits the performance of any terms or conditions of this lease, or if the Lessee fails or refuses to perform fully all the warranties and representations and conditions and covenants made by it hereunder, then the Lessor shall have the right, at his option, to declare this lease immediately terminated and to have immediate possession and to retain all improvements made and may resort to any other legal remedies provided by law for the enforcement or collection of the entire rent, to obtain possession of the demised premises, or to recoup or recover any damages from failure to abide by the terms and conditions of this lease.

8. EMINENT DOMAIN: If any portion of the leased premises shall be taken by any authority under any of the laws of the State of South Carolina or the United States of America for public purposes, the Lessor shall be entitled to all the proceeds of sale or damages resulting therefrom and Lessee shall have no right thereto.

9. SUB-LEASE: The leased premises shall not be subleased without the prior written consent of the Lessor.

All of the covenants, conditions and obligations herein contained shall be binding and shall inure to the benefit of the respective parties hereto, the heirs, executors and administrators of the Lessor and the successors and assigns of the Lessee.

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