

petition or otherwise assert any efforts toward seeking a widening of either street bordering upon the demised premises which would result in any loss of or reduction in the amount of land area covered by this lease.

DEFAULT CLAUSE. In the event of the failure of the Tenant to make any rental payment when due or to comply with any agreement or covenant herein made and should the Tenant remain so in default for a period of sixty (60) days after written notice thereof to Tenant, or in the event that Tenant is placed in voluntary or involuntary bankruptcy or receivership, or is placed in any sort of insolvency or reorganization due to insolvency proceeding under State or Federal law, then and in any of such events Landlord, at Landlord's option, may (a) declare any unpaid rental immediately due and payable without prejudice to any other remedies in law or equity available to Landlord, or (b) declare this lease terminated and take possession of the demised premises forthwith and thenceforth hold the same with full right of Landlord to recover from Tenant all past due rents and any and all damages, including attorneys fees, caused Landlord as a result of said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, Tenant hereby covenants and agrees upon request of Landlord to surrender and deliver up the said premises and property peaceably to said Landlord immediately upon the termination of said term. In addition to the rights to terminate, and all other remedies set forth in this paragraph, Landlord shall also have all other rights and remedies which may be available under the laws of the State of South Carolina, subject to the conditions applicable to Landlord's right to terminate as hereinbefore provided. Anything hereinabove to the contrary notwithstanding, the maximum claim of Landlord for damages or indemnity for injury resulting from the rejection or abandonment of the unexpired lease, in the event that Tenant is closed or is taken over by the banking authority of the State of South Carolina, or other bank supervisory authority, shall in no event be in an amount exceeding the rent reserved by the lease, without acceleration, for the year next succeeding the date of the surrender of the premises to Landlord or the date of re-entry of Landlord, whichever first occurs, whether before or after the closing of Tenant, plus an amount equal to the unpaid rent accrued, without acceleration, up to such date.

LIENS. If any materialmen's, mechanics' or other liens are filed against the demised premises in connection with any work, the cost of which is to be paid by Tenant, Tenant will not permit any such liens to stand against the demised premises but will either settle said lien and claim or post the necessary bond to have said lien released if he contests same, all this to be at Tenant's expense. Nothing herein contained shall prevent Tenant from contesting any lien at its own expense, provided such bond is posted.

LIABILITY INSURANCE. Tenant shall at all times during the initial term of this lease and any renewal period maintain in full force and effect upon the demised premises and all improvements thereon Owners', Landlords', and Tenants' liability insurance

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