

same and to make such repairs as Lessor shall deem necessary or as may be required to be made by Lessor.

23. Rights of Successors and Assigns. The covenants and agreements contained in the within Lease shall apply to, inure to the benefit of, and be binding upon the parties hereto and upon their respective successors in interest, except as expressly otherwise herein provided.

24. Entire Agreement. This Lease and the exhibit attached hereto set forth all the covenants, promises, agreements, conditions and understandings between Lessor and Lessee concerning the leased premises, and there are no covenants, promises, agreements, conditions or understanding, either oral or written, between them other than as herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding upon Lessor or Lessee unless reduced to writing and signed by them. Lessee agrees that Lessor and Lessor's agents have made no representations or promises with respect to the leased premises or the building or the property which are a part thereof except as herein expressly set forth.

25. Section Headings. The section headings as to the contents of particular sections herein are inserted only for convenience and are in no way to be construed as part of such section or as a limitation on the scope of the particular section to which they refer.

26. Governing Law. This Lease shall be governed by, construed and enforced in accordance with the laws of the State of South Carolina.

27. Grammatical Usage. In construing this Lease, feminine or neuter pronouns shall be substituted for those masculine in form and vice versa, and plural terms shall be substituted for singular and singular for plural in any place in which the context so requires.