

(5) Tenant shall keep in full force and effect fire insurance with extended coverage provisions in an amount satisfactory to the Owner during the entire term of this Agreement.

(6) In the event the Tenant should fail to pay when due any monthly installment of rent due under this Agreement and fail to pay the same promptly within five days of notice of such arrearage, then the Owner shall have the right to declare this Lease Agreement terminated and ended and to demand payment in full of the entire amount due for the entire term under said Agreement, and may forthwith proceed to take possession of the leased premises, holding the Tenant liable for all unpaid rentals then due or to become due; said Owner may likewise resort to any and all rights which he may be entitled to by virtue of the statutory laws of South Carolina.

(7) Should the Tenant become bankrupt, make an assignment for the benefit of creditors, or suffer the appointment of a receiver, or commit any other act of insolvency, including permitting the entry of judgments against said Tenant to remain unpaid after notice thereof, then the Owner may declare said Lease Agreement terminated and resort to the remedies above set forth in order to regain possession of the leased premises.

(8) In the event of any loss or damage to the extent of more than 20% of the value of the improvements situate upon said leased premises during a term hereof, the Owner at his election may declare said Lease Agreement terminated and all rights of the Tenant hereunder shall forthwith cease and determine. However, in the event of such loss of 20% or less of the then value of said improvements situate upon said premises, the Tenant shall have a right to have the same repaired as promptly as possible with all rentals due during said period of repairs and replacement to be abated.

(9) Tenant shall not sublet these premises to any third party or make any substantial improvements or additions to said premises without the express written approval of the Owner.

(10) It is mutually agreed that these terms and conditions above set forth shall be fully binding upon each of the parties hereto and their respective heirs, successors, assigns, executors and administrators.

(11) In the event any portion of said premises shall be taken by any municipal, state, county or federal authority by condemnation or otherwise, any monies to be paid for such taking shall accrue to the benefit of the Owner. Should, however, such taking result in diminishing the parking area covered by this Agreement in an amount of more than 10% of the present square footage so leased, the Tenant shall at its election have the right to terminate this Lease Agreement.

IN WITNESS WHEREOF, the Owner has hereunto set his hand and seal and the Tenant has hereunto had these presents subscribed by its duly authorized

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