

mises as if said amount advanced was rent due under the terms of this lease, and subject to distress under the laws of the State of South Carolina.

11. The lessee shall arrange for and bear all costs of utility services furnished to the premises during the term of this lease.

12. In the event the lessee defaults in the payment of rent or any part thereof within thirty (30) days after due notice of the amount of rent owing has been mailed by lessor to lessee, or if the lessee defaults in the performance of any other term or condition of this lease and fails to correct such default or commence corrective action within thirty days after receipt of written notice from lessor describing the default, lessee will be considered to have breached this lease. In that event, lessor shall have the right to: (a) re-enter the premises without demand or further notice, remove any property of lessee found on the premises, perform such maintenance and repairs as may be required and re-let the premises. Re-entry shall not release lessee from the obligation to make the monthly payments reserved as rental, at the time and in the manner set forth herein. The proceeds derived from any re-letting shall be applied first to the payment of any expenses incurred in re-letting, then, to the payment of rents as they become due, and finally, toward the fulfillment of other terms and conditions of the lease, with the balance, if any, to be paid over to lessee. Lessee shall pay to lessor any loss or difference of rent for the remainder of the term, if lessor shall re-cover possession of the premises and is unable to re-let the same under the terms provided herein; or (b) terminate the lease, such termination to be effective thirty (30) days following receipt by lessee of written notice of intention to terminate.

13. Lessee shall surrender the premises to lessor on expiration of this lease, or on termination of the leases provided for herein. At the time of such surrender, the premises shall be in the same condition as when received, normal wear and depreciation excepted. Lessee shall not make any claim in the demised premises against the lessor, and if