

a bankruptcy act or for the appointment of a trustee or receiver of Tenant's property, either before or after the commencement of the lease term, or if there shall be a default in the payment of rent or any part thereof for more than ten (10) days after written notice of such default by Landlord, or if there shall be default in the performance of any other covenant, agreement, condition, rule or regulation herein contained or hereafter established on the part of Tenant for more than twenty (20) days after written notice of such default by Landlord, this lease (if Landlord so elects) shall thereupon become null and void, and Landlord shall have the right to re-enter or repossess the leased property, either by force, summary proceedings, surrender or otherwise, and dispossess and remove therefrom Tenant, or other occupants thereof, and their effects, without being liable to any prosecution therefor. In such case, Landlord may relet the leased premises or any part thereof, as the agent of Tenant, and Tenant shall pay Landlord the difference between the rent hereby reserved and agreed to be paid by Tenant for the portion of the term remaining at the time of its re-entry or repossession and the amount, if any, received or to be received under such reletting for such portion of the term. Notwithstanding any of the foregoing, Landlord shall also have all rights of a landlord bestowed upon it by the law of the State of South Carolina.

11. GOVERNING LAW.

This lease shall be governed by, construed and enforced in accordance with the laws of the State of South Carolina.

12. BINDING EFFECT.

This agreement is binding upon and inures to the benefit of the parties hereto, their respective heirs, successors, assigns and personal representatives forever, and this lease contains the entire agreement between the parties and cannot be changed, modified or terminated orally.

H. SAMUEL STILWELL  
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