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the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the element excepted.

SECTION NINE

DEFAULT

If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of lessor, shall terminate and be forfeited, and lessor, through Judicial process, may re-enter the premises and remove all persons therefrom.

SECTION TEN

ABANDONMENT

If at any time during the term of this lease lessee abandons the demised premises or any part thereof, lessor may, at this option, enter the demised premises by any means without being liable for any prosecution therefor and without becoming liable to lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for lessee, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at lessor's option, hold lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by lessor by means of such reletting. If lessor's right of re-entry is exercised following abandonment of the premises by lessee, then lessor may consider any personal property belonging to lessee and left on the premises to also have been abandoned, in which case lessor may dispose of all such personal property in any manner lessor shall deem proper and is hereby relieved of all liability for doing so.

SECTION ELEVEN

RENEWAL AND EXTENSIONS

This agreement entered into between the lessor and lessee may be renewed or extended upon agreement of the parties herein.

TALLEY,  
GREEN & LEWIS,  
ATTYS. AT LAW  
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GREENVILLE, S. C.

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