

South Carolina 29610, or such other place as the Landlord may designate in writing.

POSSESSION. The Landlord shall deliver to the Tenant on or before the first day of the term of this Lease exclusive physical possession of the demised premises free and clear of all tenancies, occupancies, restrictions, violations, liens and encumbrances except those specified in this agreement, in conformity with law and in a safe, dry, clean and tenantable condition and in good order and repair.

PAYMENT OF RENT. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the nonpayment of said rent at the times and place above stated, and if the same shall remain in default for ten (10) days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor.

CONDEMNATION. In the event that the entire leased premises (or such portion thereof as shall render the remainder untenable within the contemplation of this Lease) shall be taken under the power of eminent domain, the Tenant upon notice at the time of such taking to the Landlord, may terminate this Lease effective on the date on which the Tenant is deprived of physical possession of said premises, and each party shall look to the taking authority for compensation for any and all damages, loss or injury that he or it may suffer as the result of such taking.

In the event that some part of the leased premises less than the portion thereof as shall entitle the Tenant to terminate this Lease as aforesaid shall be taken under the power of eminent domain, this Lease shall continue in full force and effect, but a just proportion of the rent reserved according to the nature and extent of the damage sustained by the leased premises shall be

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