

the nature of the Event of Default, provided such Event of Default shall have not been cured prior to the expiration of said 30 days period and such right shall not be in contravention of the laws of South Carolina. In the event of the exercise of such latter right without termination of this Lease, this Lease shall continue in full force and effect for the balance of its Term except that the Tenant shall have no right of possession from the date of the exercise of such right; provided that the exercise of such right by the County shall not preclude the subsequent exercise of any other right of the County under this Lease, including the right of termination pursuant to Section 11.02 hereof. The County shall be under no liability for or by reason of any such entry, repossession or removal.

At any time or from time to time after reentering and taking possession of the Project, with or without terminating this Lease pursuant to Section 11.02 hereof, the County shall use its best efforts (but shall be under no obligation) to relet the Project or any part thereof for the account of the Tenant, in the name of the Tenant or the County, or otherwise without notice to the Tenant, for such term or terms (which may be greater or less than the period which would otherwise have constituted the balance of the Term of this Lease), on such conditions and for such uses as the County in its discretion may determine; and the County may collect and receive the rents therefor. The County shall not be responsible or liable for any failure to relet the Project or any part thereof, or for any failure to collect any rent due upon any such reletting.

The Tenant covenants and agrees to pay, and to indemnify the County and the Trustee against, all costs and charges, including reasonable counsel fees, lawfully and reasonably incurred in obtaining possession of the Project after an Event of Default of the Tenant or upon expiration or earlier termination of the Term hereof, or in enforcing any covenant or agreement of the Tenant contained in this Lease.

SECTION 9.04. Tenant's Obligations to Survive Repossession. Except as hereinafter provided, no termination of the Term of this Lease pursuant to Section 11.02 hereof or repossession of the Project pursuant to Section 9.03 shall relieve the Tenant of its liability and obligations hereunder all of which shall survive any such termination or repossession.

In the event of the termination of the Term of this Lease pursuant to Section 11.02 hereof, the Tenant shall pay to the County the Basic Rent and all additional rent and other charges required to be paid, and not theretofore paid, under this Lease, or otherwise, by the Tenant up to the time of such termination;