

C. MUTUAL AGREEMENTS OF LESSOR AND LESSEE VII 112

1. This lease shall be deemed renewed and extended for the further term of Three (3) years from expiration of term hereby granted, unless either Lessor or Lessee, at least two (2) months prior to termination thereof, shall give written notice to the other of an intention to take possession of, or to surrender, as the case may be, the premises on date fixed herein for the expiration of term. The rent during such extended term shall be renegotiated and any extension shall be on the terms, conditions and agreements contained in this lease, including this clause.

2. If default be made in the payment of the rent above reserved, or any part thereof or in any of the agreements herein contained, to be kept by Lessee, it shall be lawful for, and Lessee hereby requests Lessor without notice, to declare said term ended, and to reenter premises or any part thereof, either with or without process of law, and Lessee or any other person or persons occupying the same, to expel, remove and put out, using such force as may be deemed necessary in so doing, and premises again to repossess and enjoy as in her first estate; and in order to enforce a forfeiture of this lease or default in any of its conditions it shall not be necessary to make demand or to serve notice on Lessee, and Lessee waives all right to any demand or notice from Lessor of its election to declare this lease at an end or of declaring it so to be; but the fact of nonperformance of any of the agreements of this lease, shall in itself at election of Lessor, without notice or demand, constitute a forfeiture of lease, and at any and all times after such default, Lessee shall be deemed guilty of a forcible detainer of said premises and all notices required by any statute of the State of South Carolina, or otherwise are hereby waived.

3. Lessor may likewise at Lessor's option and, in addition to any other remedy which Lessor may have, on such default, failure, or neglect, in any of the terms and provisions hereof, give to Lessee written notice of such default, failure or neglect, and advise Lessee thereby that, unless all terms, covenants and conditions of this lease

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