

100-213

tinues after thirty (30) days written notice from Lessor to the Lessee, or if the premises are deserted or vacated, then in such instance, Lessor shall have the right and option to re-enter such leased premises, take possession thereof, remove all persons therefrom, declare the Lease to be terminated, and pursue such further remedies to which they might be legally entitled under the laws of the State of South Carolina. In the event the Lessee, or its then assignee, or sub-lessee, shall be adjudged bankrupt or insolvent by any federal or state court of competent jurisdiction or shall make any assignment for the benefit of creditors, the Lessor may immediately and without notice or demand, at its option, declare this Lease terminated and canceled and take possession of the leased premises.

Lessee agrees to pay all costs of collection, including reasonable attorneys fees, if all or any part of the rent reserved herein is collected after maturity with the aid of an attorney; also to pay reasonable attorneys fees in the event it becomes necessary for the Lessor to employ an attorney to successfully force the Lessee to comply with any of the obligations imposed by this Lease.

(22) It is understood and agreed by all parties to this Lease that time is of the essence in all matters pertaining to notice due and given, rental payments, and terms.

(23) This Lease contains the entire agreement between the parties and any executory agreement hereafter made shall be ineffective to change, modify, discharge or effect an abandonment of it in whole or in part unless such executory agreement is in writing and signed by the party against whom enforcement of the change, modification, discharge or abandonment is sought.

(24) This Lease shall be binding on and shall inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors or assigns in interest.

(25) The necessary grammatical changes required to make the provisions of this Lease apply in the plural sense where there is more than one party hereto and to either corporations,