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SECTION 13.8      Amounts Held by the Mortgagee.    It is agreed by the parties hereto that any amounts held by the Mortgagee upon expiration or sooner termination of the Lease Term, as provided in this Lease, after payment in full of the Note (whether at maturity or by prepayment, as provided in the Note) and the fees, charges, and expenses of the Mortgagee and paying agents, if any, in accordance with the Mortgage, shall belong to and be paid to the Lessee by the Mortgagee as overpayment of rents.

SECTION 13.9      Amendments, Changes, and Modifications.  
This Lease may not be amended, changed, modified, altered, or terminated except in writing duly executed by the parties hereto, and in each instance with the prior written consent of the Mortgagee.

SECTION 13.10      Net Lease.      This Lease shall be deemed and construed to be a "net lease", and the Lessee shall pay absolutely net during the Lease Term the rent and all other payments required hereunder, free of any deductions, without abatement, diminution, or setoff other than those herein expressly provided.

SECTION 13.11      Execution of Counterparts.      This Lease may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 13.12      Law Governing Construction of Lease.  
This Lease is prepared and entered into with the intention that the laws of the State of South Carolina shall govern its construction.

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