

The right of Assignees to receive notice of any default under the Lease from Landlord, and the right to cure said default shall be cumulative. Such notice shall be forwarded to Assignees by Certified Mail, Return Receipt Requested at the following address:

Bankers Trust of South Carolina  
1301 Gervais Street  
Columbia, South Carolina 29201  
Attention:

Notwithstanding anything to the contrary, in the event of any default under the Lease, Assignees shall have the right to make the rent payments or to otherwise cure the default as required thereunder to Landlord, but shall not become liable to Landlord for rent due or obligations arising under the Lease unless possession is taken by Assignees of the Premises as provided for elsewhere in this Consent, except that within six (6) months from the date of receipt by Assignee of notice of the default in question Assignees must either:

(i) Enter into possession of the Premises by giving Landlord notice in writing of Assignees' intent to enter into possession of the Premises provided however that tenant has been removed from possession or surrendered possession of the Premises to Landlord or Assignees (in such event Landlord does hereby agree to recognize Assignees' right to possession of the Premises, provided Assignees continue to perform in accordance with the terms of the Lease during the six (6) month period).

(ii) Surrender their rights as Assignees under the Lease (failure to give notice by Assignees shall be deemed to be an election under (ii)).

(iii) Acknowledge in writing their acceptance of the obligations of Assignor as tenant under the Lease, except for any obligation to occupy the premises covered by the Lease (in such event, Assignees shall thereafter assign the Lease to a third party, which assignment shall be subject to