

thirty (30) days after written notice thereof to Lessee, or in the event that Lessee is placed in voluntary or involuntary bankruptcy or receivership, or is placed in any sort of insolvency or reorganization due to insolvency proceedings under State or Federal law, then in any of such events Lessor, at Lessor's option, may (a) declare the full rental for the entire term immediately due and payable without prejudice to any other remedies in law or equity available to Lessor, or (b) declare this lease terminated and take possession of the demised premises forthwith and thenceforth hold the same with full right of Lessor to recover from Lessee all past due rents and any and all damages, including attorney's fees, caused Lessor as a result of said default. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, Lessee hereby covenants and agrees upon request of Lessor to surrender and deliver up the said demised premises and property peaceably to said Lessor immediately upon the termination of said term. In addition to the rights to terminate, and all other remedies set forth in this paragraph, Lessor shall also have all other rights and remedies which may be available under the laws of the State of South Carolina, subject to the conditions applicable to Lessor's right as hereinabove provided.

18. Condemnation. If the whole of the demised premises shall be taken for any public or quasi-public use under any statute or by right of eminent domain or by private purchase in lieu thereof or in the event of a partial taking (or purchase) of the demised premises which results in the demised premises being rendered unusable for the purposes for which Lessee is using the demised premises immediately prior thereto and it is not economically feasible for Lessee to restore the improvements thereon, then this lease shall automatically terminate as of the date of any such total or partial taking and the rentals due hereunder shall be adjusted to the date thereof.

In the event of a partial taking (or purchase) not resulting in termination of this lease as aforesaid and as hereinafter provided, Lessee shall, at its own cost and expense, make all repairs to the buildings and improvements on the demised premises affected by such

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