

24. Entire Agreement. This Lease and the exhibit attached hereto set forth all the covenants, promises, agreements, conditions and understandings between Landlord and Tenant concerning the Leased Premises, and there are no covenants, promises, agreements, conditions or understanding, either oral or written, between them other than as herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant concerning the Leased Premises, and there are no promises with respect to the Leased Premises or the building or the property which are a part thereof except as herein expressly set forth.

25. Section Headings. The section headings as to the contents of particular sections herein are inserted only for convenience and are in no way to be construed as part of such section or as a limitation on the scope of the particular section to which they refer.

26. Cumulative Remedies. All rights and remedies of Landlord herein enumerated shall be deemed cumulative and none shall exclude any other right or remedy which may be exercised and enforced currently and whenever and as often as the occasion therefore arises.

27. Governing Law. This Lease shall be governed by, construed and enforced in accordance with the laws of the State of South Carolina.

28. Grammatical Usage. In construing this Lease, feminine or neuter pronouns shall be substituted for those masculine in form and vice versa, and plural terms shall be substituted for singular and singular for plural in any place in which the context so requires.

29. Enforcement. If any action at law or in equity shall be brought by Landlord to recover any rent and other sums under this Lease, or for or on account of any breach of