

No diminution or abatement of rent, or other compensation, shall be claimed or allowed for inconvenience, discomfort or interruption of business arising from the making or repairs or improvements to the building or for any space taken to comply with any law, ordinance or order of a governmental authority, except as elsewhere herein specifically provided.

The Tenant waives all rights to redeem under any law of the State of South Carolina which is now in effect or may hereafter be enacted or enforced.

The rights given to the Landlord herein are in addition to any rights that may be given to the Landlord by any statute or otherwise.

The Tenant agrees that the Landlord or the Overlandlord and their agents and employees may during reasonable business hours enter into and upon the demised premises for the purpose of inspecting same, or for the purpose of sale or within 180 days prior to the expiration of the term hereof or any extension thereof for the purpose of rental. During the 180 days next prior to the expiration of the term hereof or any extension thereof, the Tenant agrees that the usual notices "For Sale" and "To Let" may be placed and remain unmolested in a conspicuous place upon the exterior of the demised premises.

Anything in this lease to the contrary notwithstanding, the Tenant agrees that it will not use, suffer or permit to be used, the demised premises or any part thereof in violation of any restrictions affecting the demised premises and now in force.

The Landlord and Overlandlord shall not be liable for any failure of water supply or electric current, nor for injury or damage to person or property caused by or resulting from steam, gas, electricity, water, rain or snow, which may leak or flow from any part of the building on the demised premises are a part, or from pipes, appliances or plumbing work of the same, or from the street or sub-surface or from any other place, nor for interference with light or other incorporeal hereditaments by anybody other than the Landlord or Overlandlord, or caused by operations by or for any governmental or quasi-governmental authority in construction of any public or quasi-public work; neither shall the Landlord nor the Overlandlord be liable for any latent defect in said building.

MECHANIC'S LIEN

Art. 25. The Landlord and Overlandlord shall not be liable for any labor or materials furnished to the Tenant and no mechanic's or other lien for such labor and materials shall attach to or affect the demised premises or the interest of the Landlord or the Overlandlord therein. Whenever and as often as any such lien shall have been filed against the demised premises, the Tenant shall forthwith remove or satisfy the same by bonding, deposit or payment and in default thereof for ten (10) days after notice to the Tenant, the Landlord may pay the amount of such mechanic's lien or discharge the same by bond or deposit of ten (10%) percent per annum shall be deemed additional rent due hereunder and payable on the date when the next installment of rent shall become due.

COMMON FACILITIES

Art. 26. The license given hereunder to Tenant to use the Common Facilities hereinabove described shall not be deemed to grant or convey to Tenant any rights, easements or interest in (other than a bare license to use) said Common Facilities, it being understood that Landlord shall have the right, from time to time, in Landlord's sole discretion, upon request from the Overlandlord, to consent to or to agree to change, increase, decrease, re-locate or otherwise alter those Common Facilities and upon Landlord's giving of consent or entering into such an agreement the license hereunder given to Tenant to use the Common Facilities shall continue but shall apply only to said