

the sum of \$21,000.00 per annum, payable in equal monthly payments of \$1,750.00 in the same manner and at the same times as the rental is required to be paid during the primary term hereof.

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4/21/81

Renewal terms shall be exercised by Lessee by delivery to Lessor of written notice of its intention to exercise such option no later than ninety days prior to the termination of the term of the lease then in effect.

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J. C. 4/21/81

24. Rights of successors and assigns. The covenants and agreements contained in the within Lease shall apply to, inure to the benefits of, and be binding upon the parties hereto and upon their respective successors in interest, except as expressly otherwise herein provided.

25. Lease documentary stamps. Lessee shall pay documentary stamps as required by South Carolina law for the execution of this Lease.

26. Entire agreement. This lease and the exhibit attached hereto set forth all the covenants, promises, agreements, conditions, and understandings between Lessor and Lessee 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 Lessor or Lessee unless reduced to writing and signed by them. Lessee agrees that Lessor and Lessor's agents have made no representations or promises with respect to the leased premises or the building or the property which are a part thereof except as herein expressly set forth.

27. 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.

28. Governing law. This lease shall be governed by, construed and enforced in accordance with the law of the State of South Carolina.

29. Grammatical usage. In construing this lease, feminine or neuter pronouns shall be substituted for those masculine in form, plural terms used for singular, and vice versa, respectively, in any place in which the context so requires.

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