

be reasonably necessary to remove said default, or (b) the Landlord may at his option declare the fixed rent for the entire unexpired term immediately due and payable, and resort to any legal remedies at law or in equity for the enforcement of collection of the rent, or to recover damages for breach of said covenants, and may re-enter the premises as agent of the Tenant upon such terms as the Landlord shall consider reasonable and receive the rent therefrom, applying the same first to the payment of such expenses as the Landlord may be put to in re-entering and re-leasing said premises, and then to the payment of the rent for the entire term of said lease, and said re-entry shall not terminate this lease or be considered the acceptance by Landlord of the surrender of this lease. Should the said term at any time be ended under the terms and conditions hereof, or in any other way, the Tenant hereby covenants and agrees to surrender and deliver up the said premises and property peaceably to the said Landlord immediately upon the termination of said term. In addition to the rights to terminate, and all other remedies set forth in this paragraph, the Landlord 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 Landlord's right to terminate hereinbefore provided.

PROPERTY AT RISK OF TENANT. All the property of every kind which may be on said demised premises during the term hereof shall be at the sole risk of the Tenant or those claiming under it, and the Landlord shall not be liable to the Tenant or any other person whatsoever for any injury, loss or damage to any person or property, in or upon the demised premises (unless due to Landlord's own negligence or fault), and the Tenant hereby covenants and agrees to assume all liability for or on account of any such injury, loss or damage above described, and to save the Landlord harmless therefrom; provided, however, that Landlord shall be liable for any injury, loss or damage to any person or property in or upon the demised premises when such injury, loss or damage is caused by the

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