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reorganization due to insolvency proceedings under the state or federal law, then, and in any of such events, Lessors, at Lessors' 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 Lessors, or (b) declare this lease terminated and take possession of the demised premises forthwith and thenceforth hold the same with full right of Lessors to recover from Lessee all past due rents and any and all damages, including attorneys' fees incurred or caused Lessors as a result of said default. In addition to the right to terminate, and all other remedies set forth in this paragraph, Lessors 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 Lessors' rights as hereinabove provided.

9. EXERCISE OF OPTION. In the event the Lessee exercises the option to purchase, Lessors covenant and warrant that they will convey to Lessee upon payment to Lessors of the purchase price herein stated, a deed to said premises conveying a good fee simple title free and clear of all liens and encumbrances, except any zoning ordinances,

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