

B. B. Mc  
H. H. B.  
J. H. S.  
M. B. B.  
D. W. H.  
W. W. H.  
J. S. H.  
H. B. L.  
J. F. H.

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.

NEW BUILDING. If, at any time during the term of this lease or any extension thereof, Tenant desires to erect a new building upon the demised premises, it may at Tenant's own expense, remove and raze any building or buildings standing on the demised premises, and erect a new building thereon, provided, however, that Tenant shall, after it commences the work, proceed with the removing and razing of such building or buildings, and the erection of a new building, within a reasonable time, and provided further that any such new building shall be a good substantial structure and of a value not less than the building so razed; and that all laws, regulations and building code requirements applicable shall be complied with in constructing it; subject to the foregoing, Tenant shall have the right to specify the materials from which any such building shall be constructed and it shall be constructed pursuant to plans and specifications prepared by and suitable to Tenant. It is expressly understood and agreed that any new building built upon the demised premises may be built or constructed in such a manner so as to be joined to or used in connection or conjunction with any adjoining building or buildings not located on any portion of the demised premises, or so as to be a part of the same, or constitute, with such adjoining building or buildings, one entire building.

STRIKES. If the Tenant shall proceed in good faith, and with reasonable diligence, with the repairing, altering, rebuilding, erection or