

Sublessee, or any part thereof, or if Sublessee fails to meet at maturity any obligation or liability to Sublessor, or if any levy, attachment or garnishment is issued upon or any lien filed against the Premises and not paid, bonded or otherwise removed within five days.

(d) Any default occurs under or pursuant to that certain real estate mortgage indenture dated May 30, 1973, by and between Sublessee as mortgagor and Sublessor as mortgagee conveying a first lien mortgage security interest to Sublessor on the property described by Exhibit C attached hereto.

9. Upon the occurrence of any event of default, as herein defined, Sublessor may exercise each or all of the following remedies, each of which shall be cumulative and in addition to those remedies provided Sublessor at law or in equity;

(a) Immediately cancel this Sublease without notice or demand and resume possession of the Premises, Sublessee to immediately vacate the Premises.

(b) Sublessee shall pay immediately to Sublessor the aggregate of all rental or other payments due under the full term hereunder, less the total of such payments previously made, without demand, notice or protest.

(c) Immediately begin foreclosure and foreclosure proceedings upon the property described by Exhibit C attached hereto pursuant to the real estate mortgage indenture granted by Sublessee to Sublessor incumbering said property dated May 30, 1973.

(d) Realize upon any other collateral held by or granted to Sublessor in accordance with any agreement between Sublessee and Sublessor or granted by law or equity.

(e) Sublessee hereby expressly waives any and all rights, whether arising under the Constitution or laws of the State of South Carolina or any other State or under the Constitution or laws of the United States to notice, demand, protest, process, judicial or nonjudicial hearing or due process of law, to the

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