

"unavoidable delays" or words of similar import appear, they shall be construed to mean delays due to strikes, lock-outs, acts of God, inability to obtain labor or materials, governmental restrictions, enemy action, civil commotion, fire, unavoidable casualty or similar causes beyond the control of Sublessee.

Section 4. All of the provisions of this Sublease shall be deemed and construed to be "conditions" as well as "covenants" as though the word specifically expressing or importing covenants and conditions were used in each separate provision hereof.

Section 5. The captions of this Sublease are for convenience and reference only and in no way define, limit or describe the scope or intent of this Sublease nor in any way affect this Sublease.

Section 6. The table of contents preceding this sublease but under the same cover is for the purpose of convenience and reference only and is not to be deemed or construed in any way as part of this Sublease, nor as supplemental thereto or amendatory thereof.

Section 7. This Sublease shall be construed and enforced in accordance with the laws of the State of South Carolina.

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