

into said demised premises or any part thereof, and expel the said Tenant, or any person or persons occupying in, or upon the said premises, and so to repossess and enjoy the said premises as in Landlord's former estate, except that if any such default other than non-payment of rent, taxes, or insurance cannot be remedied by the Tenant with reasonable diligence within thirty (30) days, Tenant may have such additional time as may, under the circumstances, be reasonably necessary to remove said default. 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.

NEW BUILDING. The Tenant agrees, at Tenant's sole cost and expense, to furnish all materials, equipment, and labor to raze the building and appurtenances now standing on the demised premises. Within one (1) year after the commencement of this lease the Tenant agrees to complete the construction of buildings and make other improvements on the premises, the cost of said buildings to exceed Twenty Thousand and no/100 (\$20,000.00) Dollars. The buildings to be erected by the Tenant shall be in conformity with local building codes and zoning ordinances and may be leased only for the operation of lawful retail and service businesses or as professional or business offices, no prior consent of the Landlord being required for such leases. The Tenant owns property adjacent to and south of the within leased premises. The Tenant may desire to erect buildings on his adjacent property and tie the same into the buildings to be erected on the premises belonging to the Landlord. In such event there shall be erected on the common line of the two parcels a party wall which

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