exercise of any such rights upon any subsequent occurring default or defaults.

(15) In the event the Lessee or its successors or assignees shall become insolvent, bankrupt, or make an assignment for the benefit of the creditors, or if it or their interests hereunder shall be levied upon or sold under execution or other legal process, or in the event the bank to be operated on the premises is closed, or is taken over by the Superintendent of Banks of the State of South Carolina or other bank supervisory authority, the Lessor may terminate the Lease only with the concurrence of said Superintendent of Banks or other supervisory authority, and any such authority shall in any event have the election to either continue or terminate the Lease, provided, that in the event this Lease is terminated, the maximum claim of Lessor for damages or indemnity for injury resulting from the rejection or abandonment of the unexpired Lease shall in no event be in an amount exceeding the rent reserved by the Lease, without acceleration, for the year next succeeding the date of the surrender of the premises to the landlord, or the date of re-entry of the landlord, whichever first occurs, whether before or after the closing of the bank, plus an amount equal to the unpaid rent accrued, without acceleration, up to such date.

(16) Lessor covenants that the Lessee shall have the full, quiet, peaceable and exclusive possession and enjoyment of the entire premises throughout the said ten-year period or any renewal thereof; subject, however, to the terms and conditions hereof.

(17) This Lease, and all of its terms, provisions, covenants and limitations, shall not only be binding upon and inure to the benefits of the respective parties hereto, but also their heirs, executors, administrators, representatives, successors and assigns.

(18) The Lessee agrees to indemnify and save harmless the Lessor from and against all claims, demands and expenses by reason of any accident, damage or loss to anyone because of the operation of the premises by the Lessee.