

of the following remedial steps; provided however, that upon the occurrence of any event of default referred to in subsections (d) or (e) of Section 10.1 hereof all installments of rent payable under Section 5.3 hereof for the remainder of the Lease Term shall become immediately due and payable in accordance with clause (a) below without any further act of the County or the Agent, and the Agent or the County, with the consent of the Agent, may take any one or more of the following remedial steps set forth in clauses (b) to (g) below:

(a) At its option, may declare all installments of rent payable under Section 5.3 hereof for the remainder of the Lease Term to be immediately due and payable, whereupon the same shall become immediately due and payable.

(b) May re-enter and take possession of the Project without terminating this Agreement, and sublease the Project for the account of the Lessee, holding the Lessee liable for the difference in the rent and other amounts payable by such sublessee in such subleasing and the rents and other amounts payable by the Lessee hereunder.

(c) May terminate the Lease Term, exclude the Lessee from possession of the Project, use its best efforts to complete acquisition, construction and equipping of the Building if not then completed and lease the Project to another for the account of the Lessee, holding the Lessee liable for completion costs, if any, not reimbursed to the County or the Mortgagees from the proceeds of the Notes or otherwise and all rent and other amounts payable by the Lessee hereunder.

(d) May foreclose the lien of the Mortgage and exercise any of the rights of the Mortgagees thereunder.

(e) May, in the event any amount shall at the time be outstanding and unpaid on the Notes, have access to and inspect, examine and make copies of the books and records and any and all accounts and similar data of the Lessee with respect to the Project.

(f) May exercise any rights and remedies available under the Uniform Commercial Code of the State of South Carolina as is then in effect.

(g) May take whatever action at law or in equity may appear necessary or desirable to collect the rent and other amounts due and

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