

the Lessor's proposal to sell or otherwise convey its interest, and closing shall occur no later than thirty (30) days subsequent to the Lessee's notice of Lessee's intention to exercise the Lessee's first option.

23. Notices. Any notice or demand under the terms of this lease or under any statute which must or may be given or made by a party hereto shall be in writing.

24. Rights of Successors and Assigns. The covenants and conditions contained in this lease shall bind and inure to the benefit of the Lessor and Lessee and their respective heirs, executors, administrators, successors and assigns, but neither the Lessor nor Lessee shall be bound or liable unless and until this lease shall have been executed and delivered by both Lessor and Lessee.

25. Divisibility: If any term or provision of this lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this lease, or the application of such terms or provisions to persons or circumstances other than those as to when it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this lease shall be valid and enforceable to the fullest extent permitted by law.

26. Entire Agreement. This instrument contains the entire and only agreement between the parties, and no oral statement or representations or prior written matter not contained in this instrument shall have any force or effect. This lease shall not be modified or amended in any way except by a writing executed by both parties.

27. Choice of Law. This agreement shall be governed by the laws of the State of South Carolina.

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