

- (e) Dissolution of Sublessee or filing by Sublessee or the filing against Sublessee in any court pursuant to any statute, either of the United States or any state, of a petition in bankruptcy or insolvency.

11. Upon default hereunder, Sublessor shall have the right to take possession of and re-enter the premises sublet hereunder; and Sublessee shall and does hereby agree to indemnify Sublessor for and hold Sublessor harmless from any and all liability, loss or damage, including attorneys' fees which may or might be incurred by Sublessor as a result of such re-entry, provided that such liability, loss, or damage is not caused by the wilful misconduct or bad faith of the Sublessor. Sublessee shall also reimburse Sublessor for any amounts which Sublessor shall pay after the date hereof, to the prime lessors under the Lease, for which amounts Sublessee was responsible.

12. If at any time prior to the termination of this Sublease, Sublessee shall acquire fee simple title to the property covered by this Sublease, or if primary lessors under the Lease release Sublessor from any and all of Sublessor's obligations and/or liabilities under the Lease, Sublessor shall convey and assign to Sublessee all of Sublessor's right, title and interest in and to such property without payment of any additional considerations, provided that all of the Sublessee's obligations under this Sublease are then current and are not in default.

13. All notices, demands and requests given under this Sublease shall be in writing and shall be presumed to have been received if served personally or 72 hours after posting if sent by United States registered or certified mail, postage prepaid, addressed as follows:

To Sublessor:

Bankers Trust of South Carolina  
1301 Gervais Street  
P. O. Box 448  
Columbia, South Carolina 29202  
Attention: Secretary of the Board

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