

Upon such termination by the Lessor, the Lessor or its Agents shall have the right to enter the premises, by force if necessary without being liable for trespass, forcible entry or other tort, to re-take possession of the premises, remove all persons and personal property of the Lessee if the Lessor so desires, and to place a "For Rent" or "For Lease" sign in a place where the sign would be most likely seen by the public.

If termination occurs under any of the above events, the Lessee agrees to grant to the Lessor a lien (in addition to any statutory lien or right to distress that may exist) on all of Lessee's personal property in or around the premises to secure payment of rent and performance of the other conditions of this lease which are in default.

The Lessee also agrees to pay all attorney's fees and all other expenses incurred by the Lessor while enforcing any of the obligations of this lease.

RIGHT OF RE-ENTRY OR TO DECLARE FULL RENTAL DUE

14. In the event of a default as described in Paragraph 13 above, then Lessor, besides any other rights or remedies it may have, may at Lessor's option (a) declare the full rental for the entire term immediately due and payable without prejudice to any other remedies in law or equity available to Lessor, or (b) have the immediate right of re-entry and take possession of the demised premises immediately and to hold the premises with the full right to recover from the Lessee all past due rents and any and all damages, including attorney's fees, as a result of the default. Lessor on re-entry may remove all persons and property in a public warehouse or elsewhere at the cost of and for the account of the Lessee. Additionally, the Lessor shall be able to utilize all other rights and remedies available to Lessor under the laws of the State of South Carolina.

RIGHT TO RE-LET

15. Should Lessee default as set out in Paragraph 13, Lessor may elect to re-enter the leased premises and attempt to re-let the premises. Lessor's only responsibility shall be to offer the premises for rent and make the usual and normal efforts to re-let the premises. Lessee shall be liable for any deficiency between the amount of rental received, if any, and the amount which the Lessee is obligated to pay under this lease and or any other damages, including attorney's fees, suffered by Lessor.

RIGHT TO TERMINATE

16. In addition to Lessor's right to re-enter and re-let the premises, Lessor may elect, upon a default, to terminate this Lease Agreement immediately. In such event, this lease shall be regarded as cancelled as of the date the Lessor serves notice of Lessor's election to terminate to Lessee. Lessee shall remain liable to Lessor for all rentals, charges and payments accrued to the time of such termination.

The Lessor's right to terminate this lease is in lieu of and not in addition to any other rights or causes of action that Lessor may have against the Lessee because of a default by the Lessee. If Lessor does not elect to terminate the lease as above provided, then Lessor shall utilize and pursue such other rights as it may have against the Lessee under the other terms of

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