

19. Short Form Lease. It is understood and agreed that the terms of this agreement with respect to length of the Lease, the renewal terms, and a description of the property are being set forth in a Memorandum of Lease of even date herewith, which said short form of Lease may be used for recording purposes at Lessor's expense, to document the exact commencement and date of the Lease. Any State of South Carolina documentary stamps required by law to be affixed to the original Lease or the Memorandum of Lease upon recording shall be paid for at the expense of the Lessee.

20. Captions. The captions of the paragraphs of this Lease are for convenience only, are not a part of this Lease, and do not in any way limit or amplify the terms and provisions of this Lease.

21. All Agreements. This Lease contains all the agreements between the parties and may not be modified in any manner other than by agreement in writing signed by all parties hereto, or their successors in interest or assigns.

22. Right to Cure Default. In the event of any act or omission of Lessee which would give the Lessor the right to cancel or terminate this Lease or to claim a partial or total eviction, Lessor shall not exercise such right until it has given written notice of such act or omission to the Lessee and to the holder of any and all notices and mortgages covering the demised premises and giving such Lessee and mortgagee(s) a right of thirty (30) days for remedying such act or omission.

23. Insurance. The Lessee shall insure and keep insured at their full insurable value all buildings and improvements on the demised premises with an insurance company or companies authorized to do business in the State of South Carolina, on which policy or policies of insurance the Lessor shall be deemed one of the insured parties having an interest in the premises. Insurance proceeds shall be payable to the Lessor and Lessee in the event of loss or destruction, as their interests may appear, and the Lessor shall have the option of either restoring or not restoring the premises in the event of loss or destruction thereof and in the event of the election of the Lessee not to restore said premises, the Lease shall terminate.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed on the day and year first above written.

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