

B. If any default of the Lessee hereunder shall continue uncorrected for thirty (30) days after written notice thereof from the Lessor, the Lessor may by giving written notice to the Lessee by certified mail at any time thereafter during the continuance of such default either (a) terminate the lease and re-enter the premises, (b) re-enter the premises, declare the lease as breached and sue for damages, or (c) use any other rights and remedies which may be available under the laws of South Carolina.

XVIII. BANKRUPTCY

It is further agreed that if, during the term of this lease, (a) Lessee shall make an assignment for the benefit of creditors, or (b) a voluntary or involuntary petition be filed by or against Lessee under any law having for its purpose the adjudication of Lessee a bankrupt or the composition of any liabilities of Lessee or the reorganization of Lessee, and, if involuntary, there is a finding made or order entered by the court that Lessee is insolvent or unable to meet the debts and obligations of Lessee as they mature, or (c) a receiver be appointed for the property of Lessee by reason of the insolvency or alleged insolvency of Lessee, and shall not be discharged within ninety (90) days, the occurrence of any such contingency shall, at the option of Lessor, be deemed a breach of this lease, and Lessor may, at Lessor's option, terminate this lease without prejudice to any other right or remedy that Lessor may have under the circumstances.

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XIX. TITLE COVENANTS AND ASSIGNMENT BY LESSOR

A. Lessor warrants and covenants: (i) that Alwin Realty Company, owners of the real estate described in Exhibit A, by a good, legally enforceable contract recorded in the office of the Register of Mesne Conveyances for Greenville County, South

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