

of ten (10) percent per annum from the date of payment, shall be repaid by the Lessee to the Lessor on demand and shall be treated as additional rent due hereunder.

G. This Agreement shall be interpreted in accordance with the laws of the State of South Carolina and no presumption shall be deemed to exist in favor of or against either party hereto as a result of the preparation and/or negotiation of this Lease.

H. The captions are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this lease nor the intent of any provision thereof.

I. Lessee may not assign or sublet any part or all of the demised premises, or the machinery and equipment, without first obtaining the written approval of Lessor, not to be unreasonably withheld, but no such assignment or subletting shall relieve Lessee of its obligations hereunder. Lessor consents to sublease to JPC Corporation provided that such sublease shall not relieve Lessee of its obligations hereunder.

J. No covenant of the Lessor shall be personally binding upon the Lessor except with respect to breaches committed during Lessor's seizing of title to the demised premises and the machinery and equipment leased hereunder, but any such transferee shall thereafter be liable as Lessor hereunder.

K. Lessee will indemnify and hold harmless the Lessor from all loss or damage occasioned by the use or escape of water upon the demised premises, or by the bursting of pipes and sprinklers, if any, as well as from any claim or damage arising from snow or ice, or by any nuisance made or suffered on the demised premises.

XIV. WAIVER OF SUBROGATION

Insofar as and to the extent that the following provision may be effective without invalidating or making it impossible to secure insurance coverage obtainable from responsible insurance companies doing business in South Carolina (even