

(2) Declare this lease to be terminated, ended, and null and void, and re-enter upon and take possession of the demised premises, whereupon the term hereby granted and all right, title and interest of Tenant in the demised premises shall end. Such termination shall be without prejudice to Landlord's right to collect from Tenant any rental or additional rental which has accrued prior to such termination, together with all damages suffered by Landlord because of Tenant's breach of any covenant under this lease.

(3) Declare the entire remaining unpaid rent for the balance of this lease to be immediately due and payable and, at Landlord's option, take immediate action to recover and collect same by distress or otherwise.

(4) Exercise any and all rights and privileges that Landlord may have under the laws of either the State of South Carolina or of the United States of America, or both.

The notices of default required under this paragraph shall be a condition precedent to any remedy which Landlord may have because of any default by Tenant under this lease.

14. Tenant may assign this lease or sub-lease the demised premises, or any portion thereof, only with the prior written consent of the Landlord, which consent will not be arbitrarily or unreasonably withheld; and in the event of

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