

nate the Lease. All items of indebtedness which may become due to Landlord by Tenant shall be considered rent, and Landlord shall have the same liens and remedies for the collection thereof as provided herein and by law for their collection.

(14) Waiver: If Landlord or Tenant fails to insist on the strict observance by the other of any provisions of the Lease, neither shall thereby be precluded from enforcing nor be held to have waived any of the obligations, past, present and future of this Lease.

(15) Successors and Assigns: All rights and liabilities herein given to or imposed upon any party hereto shall extend to the successors and assigns of such party.

(16) Landlord's Representations: Landlord warrants and represents that it has marketable title to the Premises, has the right to lease same to Tenant, that the Premises and all systems contained therein are in good working order and condition and the Premises are properly zoned for Tenant's business purposes and are in complete compliance with all applicable building, zoning, fire, environmental laws, rules and regulations and all governmental laws, ordinances and statutes applicable to its use and occupancy by Tenant. Landlord further warrants and represents that so long as Tenant is not in material default hereunder it shall have quiet and peaceful enjoyment and occupancy of the Premises. See Addendum #3.

(17) Holidays: If the day on which rent is payable falls on a Sunday or on a holiday made legal by the statutes of Virginia, it shall be payable on the following secular day.

(18) Applicable Law: This Lease shall be construed in accordance with the laws of the ~~Commonwealth of Virginia~~ State of South Carolina.

*Handwritten initials*

(19) Notices: Any notice permitted or required to be given pursuant to this Lease shall, if such notice is given by Landlord by mailing a written notice by certified mail, postage prepaid, return to Wards Company, Inc., Attn: Secretary, 2040 Thalbro Street, Richmond, Virginia.

Q A U B

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