

Lessee and Lessee shall have ninety (90) days after service of such notice in which to cure, remedy or correct said default or in which to commence performance of the thing or work required to be done to cure, correct or remedy said default and Lessee shall diligently prosecute the same to completion and should Lessee fail to cure, remedy or correct said default or commence to do so within said ninety day period, or, having commenced, fail to prosecute diligently the same to completion, Lessor shall have the right to re-enter, recover and resume possession, and, at Lessor's option, terminate this lease.

#### ARTICLE XII

##### Receivership Clause

In addition to the other security for the performance of the lease, the Lessee pledges with the Lessor all of the rents, issues and profits which might otherwise secure unto the Lessee for the use, enjoyment and operation of the demised premises; and in connection with such pledging of the rents, the Lessee covenants and agrees with the Lessor that if the Lessor, upon default of the Lessee, elects to file a suit to enforce the lease and protect the Lessor's rights thereunder, the Lessor may as ancillary to such suit apply to any court having jurisdiction, for the appointment of a Receiver of all and singular the demised premises, the improvements and buildings located thereon, and the personal property located therein, and thereupon it is expressly covenanted and agreed that the court shall without notice forthwith appoint a Receiver with the usual powers and duties of receivers in like cases, and such appointment shall be made by such court as a matter of strict right to the Lessor, and without reference to the adequacy or inadequacy of the value of the property which is subject to the Landlord's lien, or to the solvency or insolvency of the Lessee; and without reference to the commission of waste.

#### ARTICLE XIII

##### Relation That of Landlord and Tenant

THOUGH THIS BE A LONG TERM LEASE, the parties understand and agree that the relationship between them is that of landlord and tenant, and the Lessee specifically acknowledges that all statutory proceedings in the State of South Carolina regulating the relationship of landlord and tenant and the remedies accruing to the landlord upon default of the

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