

and completes the same with due diligence, such default shall be deemed rectified within such thirty (30) day period).

Section 7.04. Right of Re-entry or to Declare Full Rental Due.

In the event of a default as described in Section 7.03 preceding, then Landlord, besides any other right or remedies he may have, may at Landlord's option, (a) declare the full rental for the entire term immediately due and payable without prejudice to any other remedies in law or in equity available to Landlord, or (b) have the immediate right to re-enter and take possession of the demised premises forthwith and thenceforth hold the same with full right Landlord to recover from Tenant all past due rents and any and all damages, including attorney's fees, caused Landlord as a result of said default. Landlord on re-entry may remove all persons and property from the leased premises and may store such property in a public warehouse or elsewhere at the cost and for the account of the Tenant. In addition to the rights set forth in this paragraph, Landlord shall also have all other rights and remedies which may be available under the laws of the State of South Carolina.

Section 7.05. Right to Relet.

Should Tenant default as set out in Section 7.03, Landlord may elect to re-enter the leased premises and attempt to relet same, and the Landlord's only responsibility shall be to offer the premises for rent and make the usual and customary efforts to relet same and hold Tenant liable for any deficiency between the amount of rental received, if any, and the amount which the Tenant is obligated to pay under this lease and for any other damages suffered by Landlord.

Section 7.06. Right to Terminate.

In addition to his right to re-enter and relet the premises, Landlord may elect, upon a default, to immediately terminate this Lease Agreement, in which event same shall be regarded as cancelled and null and void as of the date that Landlord serves notice of his election to terminate to Tenant, in writing, and both parties shall be relieved of any further liabilities hereunder from that date forward, except that Tenant shall remain liable to Landlord for all rentals, charges and payments accrued to the time of termination.

ARTICLE VIII.

MISCELLANEOUS

Section 8.01. Notices.

All notices required to be given under the terms of this Lease shall be in writing and by certified mail addressed:

(a) To Tenant at Box 565, Greer, S. C., 29651, or to such other place as Tenant may from time to time stipulate in writing, and

(b) To Landlord at Route 8, Hendersonville Highway, Greer, S. C., 29651, or to such other place as Landlord may from time to time stipulate in writing to Tenant.

Section 8.02. Notice of Breach of Covenant; Non-Waiver.

In the event of a breach of any of the cove-