

premises in the same condition as that in which the Tenant is required to surrender them to Landlord under this lease.

Tenant hereby expressly waives the service of any notice of intention to reenter provided in any statute or of the institution of legal proceedings to that end, and Tenant for and on behalf of itself and all persons claiming through or under Tenant, including any assignee or creditor of Tenant, also waives any and all right of redemption or reentry or repossession or to restore the operation of this lease in case Tenant shall be dispossessed by summary dispossess proceedings or otherwise, or in case of reentry or repossession by Landlord, or in case of any expiration or termination of this lease in accordance with its terms.

(k) Entire Agreement. This agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof and shall not be modified in any manner except by instrument in writing executed by the parties hereto.

(l) Binding Effect. This agreement shall bind and benefit the parties hereto and their respective legal representatives, successors and assigns.

(m) Governing Law. This agreement is made in the State of South Carolina and its validity and the rights and obligations of the parties hereunder shall be determined in accordance with the laws of the State of South Carolina.

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