22. Lessor covenants and agrees to promptly pay all Federal, State, County and Municipal taxes, levies, and assessments charged against the real estate and building constituting leased premises, and keep the said premises free from any lien for such taxes or assessments or from foreclosure of any such mortgage, so that Lessee's lease shall not be jeopardized for non-payment of any of the aforesaid items.

23. In the event of failure of Lessor to pay any taxes or assessments against the real estate constituting the leased premises or any mortgages or mortgage interests against the leased premises, Lessee may at his option pay said taxes, assessments, mortgages or mortgage interests and deduct the amounts thus paid, with interest at the rate of 6% per annum, from any and all rents thereafter to become due under the terms hereof.

24. Lessee covenants and agrees to promptly pay the Federal, State, County and Municipal taxes, levies and assessments charged against the furniture, fixtures, equipment and personal property of the Lessee on the leased premises.

25. In the event of failure of Lessee to pay any tax or assessment charged against the furniture, fixtures, equipment and personal property of the Lessee on the leased premises, Lessor may at its option pay said taxes and assessments, and such amounts so paid with interest at the rate of 6% per annum shall be added to and become a part of the rental of the premises.

26. The Lessee hereby gives and grants unto the Lessor a Landlord's Lien for rent under the statutes and laws of the State of South Carolina for the collection of any amounts which might be due and payable by Lessee under the terms of this lease which lien shall be prior and superior to the rights and liens of any mortgagees, lien creditors, or other crecitors of the Lessee.

27. This lease shall be binding upon the parties hereto and their respective, heirs, executors, administrators, legal representatives, successors and assigns.

IN WITNESS WHEREOF, The parties hereto have hereunto set