

(9) Divisibility. If any term or provision of the lease or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this lease shall be valid and enforceable to the fullest extent permitted by law.

(10) Entire Agreement. This lease constitutes the entire agreement between the Lessor and the Lessees, and no oral statement or representation or prior written matter not contained herein (or not incorporated herein by reference) shall have any force or effect. This lease shall not be modified or amended except by a writing executed by the Lessor and the Lessees.

(11) Rights of Successors and Assigns. The covenants and conditions contained in this lease shall bind and inure to the benefit of the Lessor and the Lessees and their respective heirs, executors, administrators, successors and assigns.

(12) Conditions. All of the aforesaid terms and conditions of the within lease are subject to the condition that should either one or both of the Lessees fail to pass the South Carolina Bar Examination which was given in July of 1976, then this lease shall be considered null and void and of no effect at the option of either one or both of the Lessees.

(13) Choice of Law. This lease shall be construed in accordance with the laws of the State of South Carolina.

IN WITNESS WHEREOF, the Lessor and the Lessees have caused this lease to be executed and delivered as of the date and year first above written.

WITNESSES AS TO LESSOR:

[Signature]
Carmela E. Davis

TRANSOUTH FINANCIAL CORPORATION

By [Signature]
S. A. Sawyer, Vice President