

keep the exterior and other parts of the building in which said storeroom is located in good state of repair, and that in the event of damage or destruction of said building or the premises hereby leased, by fire or other causes, that the Lessee shall proceed at once to replace and repair the same and should said leased premises or said building be destroyed or damaged to the extent that the same cannot, in the opinion of the Lessee, be satisfactorily occupied, then and in that event the Lessee shall be released from the payment of rent until said premises shall have been restored and repaired, or may, at its option, surrender this lease.

The Lessee, for itself, its successors and assigns covenants and agrees that it will, during the continuance of the term hereby granted pay the rent hereinafore referred to at the times at which the same is made payable, and that it will at the end of the term hereof or in the event of the renewal of this lease, in accordance with the privilege herein before referred to at the end of said renewal peacefully and quietly deliver up said premises to the Lessor in as good and tenantable condition in all respects, reasonable wear and use and damage by fire, the elements, and other unavoidable casualties excepted, as the same now are.

In witness whereof the said parties to these presents have hereunto interchangeably set their hands and seals the day and year first above written

D. O. Leonard (Seal) Lessor
 Thos. Keating (Seal) Lessor

Signed Sealed and delivered in the presence:

J. D. Wood
 J. E. Gibson
 J. E. McEowan
 J. H. Adams
 J. R. Cherry

Southern Public Utility Company
 By A. V. Harrell
 Vice President



State of South Carolina
 County of Greenville

Personally appeared before me G. D. Wood who being by me duly sworn, says: That he saw the within named D. O. Leonard and Thomas Keating sign seal and as their act and deed deliver the foregoing lease and that he with J. E. Gibson witnessed the execution thereof

G. D. Wood

Sworn to and subscribed before me this 29th day of June 1918
 J. E. Gibson
 J. E. McEowan



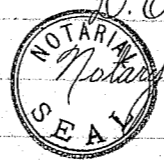
State of North Carolina
 County of Mecklenburg

Personally appeared before me J. C. McEowan, who being by me duly sworn says that he saw the within named, Southern Public Utilities Company, by A. V. Harrell, its Vice President, and J. R. Cherry, its assistant Secretary, sign seal and as its act and deed deliver (the within written lease) and that he with L. H. Adams witnessed the execution thereof.

Sworn to and subscribed before me this 9th day of August A. D. 1920

J. C. McEowan

D. C. Carmichael
 Notary Public, Mecklenburg County, N. C.
 My Commission expires Aug. 10, 1920.



Recorded August 11th 1920.