

and any failure upon the part of the lessee to comply with the terms of said lease or of any of said rules and regulations now in existence or upon which may be hereafter prescribed by the lessee shall, at her option, work a forfeiture of this contract and of all the rights of the lease thereunder and thereupon the lessor, his agents or attorneys, shall have the right to enter said premises and remove all persons therefrom forcibly or otherwise and the lessee hereby expressly waives any and all notice required by law to terminate said tenancy, and also waives any and all legal proceedings to recover possession of said premises and expressly agrees that upon a violation of any of the terms of this lease, or of said rules and regulations now in existence, or which may hereafter be made, said lessor, his agents or attorneys, may immediately re-enter said premises and dispossess lessee without legal notice of the institution of any legal proceedings whatsoever.

SIXTH. The lessor, or any of his agents shall have the right to enter said premises during all reasonable hours, to examine the same or to make such repairs, additions or alterations as may be deemed necessary for the safety, comfort or preservation thereof, or of said building or to exhibit said premises, and to put or keep upon the doors and windows thereof a notice "For Rent" at any time within thirty (30) days before the expiration of this lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, which do not conform to this agreement, or to the rules and regulations of the building.

SEVENTH. Lessee agrees to maintain said premises in the same condition, order and repair as they are at the commencement of said lease, excepting only reasonable wear and tear arising from the use thereof under this agreement, and to make good to said lessor immediately upon demand any damage to the heating or water apparatus, or electric lights or wires, or any fixtures, appliances or appurtenances of said premises, or of the building caused by act or neglect of lessee or of any person or persons in the employ or under the control of the lessee.

Besides paying the above stipulated rent, the lessee shall pay any and all increases in City, State and County taxes over the taxes for the year 1927 on this particular building during the last three (3) years of the term of this lease. As this building and the rest of the buildings south of it to North Street are taxed together, the building rented shall be deemed to constitute one-third thereof for calculating any increase in taxes.

If the lessee is adjudged a bankrupt (whether voluntary or involuntary) at any time during the term of this lease, this lease shall immediately terminate and cease, regardless of anything to the contrary herein.

In witness whereof, The parties have hereunto affixed their hands and seals in duplicate the day and year first above written.

Signed, sealed and delivered	E.J. Finlay	
in the presence of:-	By J.F. Finlay	(L.S.)
L.A. James	Mather James Co.	(L.S.)
Dan A. Hulick.	Per H.C. Mather	(L.S.)

State of South Carolina,
Greenville County.

Personally appeared before me L.A. James, and made oath that he saw the within named E.J. Finlay by J.F. Finlay, and Mather-James Co. per H.C. Mather sign, seal and as their act and deed, deliver the within written lease, and that he with Dan A. Hulick witnessed the execution thereof.

Sworn to before me this 15th, day of September 1928.
L.A. James
Notary Public, S.C.

Recorded September 16th, 1928 at 8:55 A.M.

