

4. That he will not assign this lease, nor sublet any part of said premises, nor make any alterations therein, without the consent in writing of said Lessors.

5. That he will not use said premises for any purpose other than for the purpose of conducting and carrying on a general rug cleaning business, or business activity allied thereto and associated therewith, unless consent in writing to conduct a business enterprises of another nature is obtained from said Lessor.

6. That he will make no claim against said Lessor on account of any loss or damage by fire, water, gas, electric wires, wind or hail within or to said premises.

7. That he will keep and observe all laws and ordinances, State, County, Federal and City, relating to said business and to the use and occupancy of said premises and the care and use thereof.

8. That he will at all reasonable times allow and admit said Lessor and his Agents upon said premises to inspect and repair the same.

PROVIDED always and these presents are made upon the express condition that if default be made in the payment of the rent above reserved, or any part thereof, at the time or times when same becomes payable, or upon any of the covenants or agreements, herein contained, to be kept or performed by the Lessee, or in the event of any breach of any such covenant or agreement, or if said Lessee shall at any time or times during said term be under any law of the United States found or declared a bankrupt, either on a voluntary or involuntary petition, or under the laws of this state be discharged from its debts on its or someone else's petition as an insolvent debtor, or shall make a voluntary assignment of its property for the benefits of its creditors, or if any interest in this lease be during said term taken and sold on execution under any judgment adverse to the Lessee, or to which it has consented, or if this lease, or any interest therein be, except as hereinbefore, assigned or transferred by operation of law or otherwise, then and in either case it shall be lawful for the said Lessor at anytime thereafter, at the election of said Lessor, or its legal representatives, without notice to declare said lease violated by said Lessee, and to re-enter said premises or any part thereof, either with or without process of law, and the said Lessee or any person or persons occupying the same to expel and remove, using such force as may be necessary as to do, and the said premises to again repossess and enjoy as before this demise without prejudice to any remedies with right otherwise be used for arrears of rent or preceding breach of covenant; and such expulsion or removal, whether by direct act of said Lessor, his agents or employees, or through the medium of legal proceedings instituted for that purpose, shall not terminate nor affect the liability of said Lessee for the past rent due or future rent to accrue under this lease, but the Lessee shall remain liable for past and future rents, less only such actual net rental as the Lessor shall actually have received from others for the balance of said term.

IN WITNESS WHEREOF, We have hereunto set our Hands and Seals this day and year above specified.

In the Presence of:

W. H. Arnold

P. Bradley Morrah, Jr.

Alex Kiriakides, Jr. (L.S.)

Alex Kiriakides, Jr.

Party of the First Part.

Robert W. Robinson (L.S.)

Robert W. Robinson

Party of the Second Part

S. C. Stamps \$2.40

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared before me W. H. Arnold and made oath that he saw Alex Kiriakides, Jr. and Robert W. Robinson, parties to this agreement, sign, seal and as their act and deed deliver the foregoing written instrument, and that he with \_\_\_\_\_  
Witnessed the execution thereof.

Sworn to before me this

24th day of May 1946.

P. Bradley Morrah Jr. (L.S.)

W. H. Arnold

Notary Public for S. C.

Recorded May 24th 1946 at 4:10 P.M. #9079