

It is understood and agreed that the Lessee will keep said building in a reasonably good state of repair and will make such changes, alterations or improvements as he may desire but at his own expense, except that the Lessor herein will maintain the roof of said building in a reasonably good condition but will not be responsible for any damage sustained by leakage unless and until the Lessee shall first have given written notice to the Lessor of the defective condition of said roof and said Lessor allowed a reasonable time thereafter in which to make said repairs.

It is agreed that the Lessee will supply at his own expense heat, water, lights and other utilities incidental to his occupancy of said premises.

It is further agreed that the Lessee will make good any damage or breakage to said premises occasioned by his occupancy of the same and will save and hold harmless the Lessor from any claim, suits or demands by reason of injuries or property damage resulting to the public or any member thereof as a result of the Lessee's occupancy of said building.

Lessee shall have the right to erect on said building such sign or signs as he shall deem expedient in connection with the operation of his business and, upon expiration of this lease or any renewal thereof, the Lessee shall have the right to remove said signs and likewise, any fixtures placed on said premises, any temporary improvements to said ten feet on the west side and twenty feet on the north side, but in so doing, he shall not mar or damage the building.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 30th day of April, 1965.

In the presence of:

Beauford Wood  
James J. Jenkins

Victor D. Rifford (SEAL)  
Lessor

Jack H. Henderson (SEAL)  
Doing business as  
Henderson Hardware Company

Lessee

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared before me Beauford Wood and Victor D. Rifford & Jack H. Henderson made oath that he saw the within named James J. Jenkins sign, seal and as his her their act and deed, deliver the within instrument, and that he with James J. Jenkins witnessed the execution thereof.

Sworn to before me; this 30th day of May A.D. 1965  
Ollie Sammons (SEAL)  
Notary Public, S. C.

Beauford Wood