

to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty shall terminate this agreement. And it is mutually understood that the Lessee, shall make no repairs, at the expense of the Lessor, and any alteration or improvements desired by the Lessee at his own cost, must be done under the written sanction of the Lessor and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during his tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents, that if one month's rent shall at any time be in arrear and unpaid the Lessor shall ^{have} the right to annul and terminate this Lease, and it shall be lawful for them to re-enter and forth with re-possess all and singular the above granted and leased premises.

And it is further stipulated and understood, by the parties to these presents, that the Lessee, shall not assign this Lease, or sublet or release the above letten premises without the written consent of the Lessor.

In Witness Whereof, the parties do hereunto set their Hands and Seals in duplicate this 14th day of April 1923.

Signed, sealed and delivered in Presence of
 J. B. Loe. }
 Oscar H. Mauldin. }
 Clarence Howland Seal
 John M. J. Mauldin Seal
 Executors of the Estate of W. S. Mauldin
 Eliza H. Mauldin Seal
 Executrix of the Estate of W. S. Mauldin Lessor
 J. Petropoulos Seal
 Witness

State of South Carolina,
 Greenville County,
 Personally appeared Oscar H. Mauldin who upon oath says that he and Clarence Howland and John M. Mauldin Executors of the Estate of W. S. Mauldin, deceased and Eliza H. Mauldin Executrix of the Estate of W. S. Mauldin, deceased and James Petropoulos, sign seal and deliver the foregoing instrument for the use and purpose therein mentioned, and that he with J. B. Loe witness the same
 Sworn to before me this 14th day of April A. D. 1923.
 Oscar H. Mauldin.
 J. B. Loe
 Notary Public S. C.



Recorded 16th - 1923

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