

the continuance of this lease to make ordinary interior repairs. The Lessor covenants and agrees, upon reasonable notice, to keep the exterior of the building painted so that at all times it shall present an attractive appearance, and to make and do all exterior repairs, and all repairs of a permanent character and all foundation or structural strengthening, alterations, reconstruction or additions necessitated by reasons of defects or weakness or by reasons of building operations upon adjacent premises, in which may at any time be required by state or municipal authority.

The Lessor covenants and agrees that the Lessee paying the rents herein reserved and observing, keeping and performing the covenants and agreements herein contained, shall and may lawfully and quietly hold, hold, occupy, possess and enjoy the aforesaid premises for and during the full term of this lease and of any prolongation or extension thereof.

It is covenanted and agreed by and between the parties hereto that all trade and office fixtures, machinery and equipment heretofore built or placed in or upon said premises by the Lessee or its predecessors, while occupying said premises, or any part thereof, or otherwise acquired by it or them, or which may at any time during said term, or any prolongation, extension or renewal thereof be built or placed in or upon said premises by the Lessee, shall be and remain the property of the Lessee, and at or before the final expiration of said term, or any prolongation, extension or renewal thereof, may be removed by the Lessee at its option.

The Lessor agrees that during the continuance of this lease the remainder of said building will not be used in any manner nor for any purpose that might prove hurtful or deleterious to the goods or business of the Lessee or more hazardous as a fire insurance risk than the occupancy of the Lessee, nor for any business similar to that of the Lessee.

It is covenanted and agreed by and between the parties hereto that if the use of a railroad side track is included in this lease, the use of the said railroad side track is so important to the Lessee that if it should hereafter be removed, altered or become disconnected, inaccessible or so burdened as to interfere with or impair the satisfactory use thereof by the Lessee,

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the said Lessee may terminate this lease at its option. In order that Lessee's use of side track shall not be interrupted, it is agreed that the Lessor will immediately make repairs to side track upon advice from the Railroad Company, that such repairs are necessary.

The Lessor covenants and agrees that the Lessee shall have the right to extend or prolong the term of this lease for a further period of five years from the expiration of the initial term of this lease, upon the same terms and conditions, provided the Lessee shall give to the Lessor or such agent as he may have designated to receive, and hereunder written notice of its intention to avail itself of such right at least sixty days before the expiration of said initial term; and such notice when given shall operate to extend or prolong the term of this lease for such additional period, and all the covenants, agreements, terms, conditions and stipulations contained herein (except this covenant for additional period) shall apply to such further period of time the same as if it had been made a part of and included in the original term of this lease.

Lessor agrees to erect on demised plot and have ready for Lessee's use not later than May 1, 1929, a one-story and basement brick standard agency building 99'10" x 100'6" in dimensions together with side walk, and driveway according to plans and specifications to be prepared by J. C. Cunningham, Registered Architect of Greenville South Carolina; said plans and specifications to be based on sketch for basement, sketch for floor plan, sketch for front elevation, list of requirements and details, all dated January 5, 1929, and furnished by Lessee to Lessor. It is understood that before work on the building is begun the plans and specifications shall have Lessee's approval in writing with regard to arrangement, design, and finish of building.

It is understood that Lessor will not erect the west wall of demised building the east wall of the building which now adjoins Lessee's above described property on the west. Lessor agrees during the continuance of this lease not to disturb these walls without Lessee's written permission.

It is understood that Lessor shall not be held responsible for failure to complete said building by May 1, 1929.

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