

Page 9.

Article XXIII.

Provisions to bind and benefit Successors, Assigns, etc.,

All of the covenants, agreements and conditions in this lease shall extend to and be binding upon the legal representatives, successors and assigns of the respective parties hereto, the same as if they were in every case named and expressed, and the same shall be construed as covenants running with the land, and wherever in this lease reference is made to either of the parties hereto, it shall be held to include and apply to legal representatives, successors and assigns of such party, the same as if in each and every case so expressed.

Article XXIV.

Miscellaneous Provisions.

This lease shall not be assigned, nor shall the Lessee sublet the premises, or any part thereof, without the written consent of the Lessor, which consent will not be unreasonably or arbitrarily withheld, and in the event of any such assignment or subletting the Lessee shall remain bound to perform all the terms of said lease. In the event this lease is assigned under the terms and in the manner herein permitted, the assignee shall become liable directly to the Lessor herein to the same extent as to all things herein mentioned, without, however, relieving the Lessee of any liability, it being expressly understood that such liability shall continue. This provision shall not be waived except in writing.

The Lessee agrees that the leased premises are in condition satisfactory for the purposes contemplated, and the same are accepted, without warranty or representation as to the condition thereof on the part of the Lessor.

It is further understood that in the event the Lessee is adjudged to be a bankrupt, or a receiver is appointed for it, and such bankruptcy or receivership is not vacated within ninety (90) days after adjudication or appointment of receiver, as the case may be, or in the event any assignee of the Lessee (should an assignment of this lease have been permitted in accordance with the terms thereof) be adjudged a bankrupt or a receiver appointed, and such bankruptcy or receivership is not vacated within ninety (90) days after such adjudication or appointment of receiver, as the case may be, the Lessor shall have the right to declare this lease to be at an end, provided this right be exercised within six (6) months after such adjudication or appointment of a receiver. Provided, however, that if the lease shall have been assigned in the manner herein permitted, in such event the adjudication of or appointment of receiver for, the original Lessee, shall not have the effect of permitting the Lessor to declare this lease to be at an end on account thereof so long as all terms and conditions of the lease have been performed.

The failure of the Lessor or the Lessee to take advantage of any default on the part of the Lessor or the Lessee, as the case may be, shall not be construed as a waiver thereof, nor shall any custom or practice which may grow up between the parties in the course of administering this instrument, be construed to waive or lessen the right of the Lessor or Lessee to insist upon the provisions hereof.

In witness whereof, the Lessor has hereunto set his hand and affixed his seal, and the Lessee has caused its corporate name to be subscribed and seal affixed by its officers who have been duly hereunto authorized.

Signed, sealed and delivered
by the Lessor at Greenville, S. C.,
in the presence of:

R. M. Caine
Edwin M. Mears.

Fletcher Jordan (SEAL)
Lessor.

Signed, sealed and delivered
by the Lessee at New York
New York
in the presence of:

E. Paul Phillips
Lillian E. Miller.

Greenville Enterprises, Incorporated.
BY: Y. F. Freeman.
President.

Attest: Van Allen Holloman
Secretary.

Lessee.



State of South Carolina,
County of Greenville. ss

I, Louise Jordan, wife of Fletcher Jordan, of Greenville, South Carolina, do hereby agree to the execution of the foregoing lease between Fletcher Jordan, as Lessor, and Greenville Enterprises, Incorporated, as Lessee, and for the purpose of more fully effectuating said lease and the right of possession thereunder, in and by said Greenville Enterprises, Incorporated, and its successors and assigns of the thereby devised premises, do hereby subordinate to said lease my dower rights, in and to the property covered by said lease, with