

Any repairs, alterations or additions by way of fixtures or otherwise to the interior of the said property hereby leased, made and done and furnished during the term hereof, to be so done and made and furnished at the expense of the lessee, but only then done and made with and upon the consent and approval of the lessor. And the lessor may at any time and such time as he may desire and/or find necessary and proper, enter the said building for the purposes of inspection and making such repairs and/or additions that may be necessary and proper for the preservation and protection of the said property.

Any modifications, additions, subtractions from or changes in this agreement to be reduced to writing, and signed by the parties to be bound thereby.

The lessor covenants and agrees with the lessee, his heirs and assigns, that he has full authority to execute this lease, and that the lessee shall have peaceable and complete possession, under the terms hereof, during this term-lease.

This agreement is made hereby binding upon, and shall enure to the benefit of, the respective parties hereto, their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in duplicate this the 16 day of March, 1944, as of date February 1st, 1944.

Signed, Sealed and Delivered

in the presence of:

George A. Crain
F. D. Gowan Jr.
George A. Crain
F. D. Gowan Jr.

Dan D. Davenport (LS.)

Boyd B. Horton (LS.)

State of South Carolina,
County of Greenville.

Personally appeared ~~George A. Crain~~ George A. Crain and made oath that he saw the within named Dan D. Davenport, sign, seal and as his act and deed, deliver in duplicate the foregoing Lease and Agreement for the uses and purposes stated; and that deponent, together with F. D. Gowan, Jr. witnessed the execution of the same.

Sworn to before me this)
16 day of March, 1944.)
Wm. B. Lynn)
Notary Public for S. C.)



George A. Crain

State of North Carolina,
County of Cabarrus.

Personally appeared George A. Crain and made oath that he saw the within named B. B. Horton sign, seal and as his act and deed, deliver the foregoing Lease and Agreement, in duplicate, for the uses and purposes stated; and that deponent, with F. D. Gowan, Jr. witnessed the execution thereof.

Sworn to before me this the)
16 day of March, 1944.)
Wm. B. Lynn)
Notary Public for S. C.)



George A. Crain

S. C. Stamps \$2.04

Recorded September 12th, 1945, at 3:06 P.M. #10529 BY:N.S.