

that the work connecting said buildings shall be done at Lessee's cost, risk and expense. It is provided that the Lessee shall have the right at any time during the lease or at the expiration of the lease to disconnect the said buildings on the Finlay property from the buildings on the property hereby leased and in such event the Lessee shall at its own expense restore the walls of the buildings on the leased property to their former condition as near^{as} practical and likewise make such restoration or change as may be necessary to cause the building situate upon the leased premises to face on North Street. Should the Lessor during the term of this lease, or any renewal thereof, have changed the first or sidewalk floor level of said building, the same shall be restored to its present condition and level should the Lessor so desire.

21. Upon the termination of this lease or any renewal thereof, the Lessee will surrender to the Lessor possession of the leased premises together with all buildings and improvements which may be situated upon such demised premises at the expiration of said lease. It is understood that the improvements which are to remain on said premises shall include all heating and plumbing fixtures, and upon expiration of this lease or any renewal thereof should the heating or plumbing system be jointed to or connected with the plumbing and/or heating system situated in the Finlay Building, said heating and plumbing system in the building or buildings situate upon the leased premises shall at the expense of the Lessee be disconnected or disjointed from the heating or plumbing system situate in the Finlay Building necessary and to such extent as to restore the heating or plumbing system in the building or buildings situate upon the leased premises into a separate unit.

22. In the event the Lessee defaults in the payment of any installment of rental or fails to pay any part of the rental provided when due or violates any of the terms and provisions of this lease, and fails to remedy such default within thirty days after written notice by registered mail from the Lessor or its successors to the President of the Lessee and to the General Manager of the Lessee at Greenville, South Carolina, of such default, then in such event this lease shall become null and void at the option of the Lessor.

23. It is further understood and agreed that the Lessor herein will pay as commissions to E. Roy Stone of Greenville, South Carolina, the sum of three hundred thirty-three and 33/100 dollars annually on the first seven thousand dollars rental received by said Lessor plus an amount equivalent to five per cent on such additional rents or rentals received by the Lessor under this lease, or any renewal thereof, but said Lessor shall not be called upon to pay any commission until the rent upon which any commission may be due has been actually received, said commissions to be paid directly to E. Roy Stone or to his estate and shall not be subject to division or assignment.

24. It is understood and agreed that the Lessee herein will at all times during this lease, or any renewal thereof, maintain a notice in or immediately adjacent to the alleyway extending from Brown Street in a westerly direction and along the northern portion of the premises hereby leased to the effect that said alley or alleyway is a private alley.

In witness whereof, the parties hereto have caused this instrument to be executed in their respective corporate names and their respective corporate seals to be affixed by their respective officers, this 7 day of February, 1946.

In presence of:

D.B. Leatherwood

Mary S. Wilburn

The Peoples National Bank of Greenville,
South Carolina, as Trustee under the will
of J. B. Bruce, Deceased (SEAL)

By J.C. Hopkins, Asst. Trust Officer

Lessor

Ivey-Keith Company (SEAL)

By Geo. M. Ivey
Secretary & Treasurer
Lessee

(Over)