

said party of the first part; that he will not occupy or use, or permit to be occupied or used, the said premises, for any business deemed extrahazardous on account of fire or otherwise; and that at the expiration of the said term he will quit and surrender the premises hereby demised in as good state and condition as reasonable wear and tear thereof will permit, damage by the elements excepted.

7. AND the said party of the first part covenants with the said party of the second part that the said party of the second part, on paying the said yearly rent and performing the said covenants on his part, shall and may peaceably and quietly have, hold, and enjoy the demised premises during the term aforesaid.

8. AND it is further agreed between the said parties hereto that, in case the premises hereby demised shall be partially damaged by fire, the same shall be repaired as speedily as possible at the expense of the said party of the first part; that in case the damage shall be so extensive as to render the building untenable, the rent shall cease until such time as the building shall be put in complete repair; but in case of the total destruction of the premises by fire or otherwise the rent shall be paid up to the time of such destruction, and then and from thenceforth this lease shall cease and come to an end: Provided, however, that such damage or destruction be not caused by the carelessness, negligence, or improper conduct of the said party of the second part, his agents or servants.

9. AND it is further agreed that the covenants and agreements herein contained are binding on the parties hereto and their legal representatives.

IN WITNESS:

J. A. Todd
Willie T. Smith, Jr.



Charles B. Fields
E. B. Trammell

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY APPEARED BEFORE ME

J. A. Todd

and made oath that he saw the within named grantor(s) Charles B. Fields, lessor
E. B. Trammell, lessee
sign, seal and as their act and deed deliver the within written deed, and that he, with Willie T. Smith, Jr. witnessed the execution thereof.

Sworn to before me this 27th day)
of July, A. D. 1955)
Willie T. Smith, Jr.)
Notary Public for South Carolina)

J. A. Todd