

and the Tenant herein.

If the Landlord or the Tenant should fail or neglect within fifteen days after written request from the other party to name an appraiser, or in the event that two of the three appraisers cannot agree within a period of fifteen days on the valuation of the land, as above provided, Tenant or Landlord may, by ex parte petition, request any Presiding Judge or the Resident Judge of the Court of Common Pleas for Greenville County, S. C., to appoint three appraisers and the valuation of the land as established by these appraisers, or a majority of them, shall be binding upon the parties hereto, their successors, heirs, administrators, executors or assigns. The fees charged by the appraisers for each appraisal herein provided shall be borne equally by Landlord and Tenant.

If, as a result of any such appraisal, there is an increase in the rental above (Fifty-four Hundred (\$5,400.00) Dollars per year), such increased annual rental shall be payable in equal monthly installments over the ensuing fifteen-year period for which such appraisal is applicable.

Until it receives other instruction in writing from the Landlord, the Tenant shall pay all rentals by check, sent to the Landlord at 515 Buncombe Street, Greenville, S. C.

The Landlord, on behalf of himself or his heirs and assigns, hereby covenants and agrees that prompt notice will be given the Tenant of the death or legal incapacity of the Landlord or any of his heirs or assigns, and of any transfer or any conveyance of any interest in the leased premises. It is further covenanted and agreed that all the payments made in accordance with the provisions hereof prior to receipt by Tenant of written notice of any change in said interests, shall fully and effectively discharge Tenant from any liability for the rent covered by such payments and that the party herein designated as Landlord and his heirs and assigns will hold Tenant harmless from any further liability therefor.

COVENANT OF TITLE, AUTHORITY AND QUIET POSSESSION. The Landlord covenants and warrants that Landlord has full right and lawful authority to enter into the lease for the full term aforesaid, and that Landlord is