

If the use of the premises be discontinued or vacated by the Lessee before the expiration of the lease, then the whole of the rental for the unexpired term of the lease shall become immediately due and payable.

It is further mutually covenanted and agreed by and between the Lessor and the Lessee that this lease and all the covenants, terms and provisions and conditions herein contained shall inure to the benefit of and be binding upon their successors and assigns, legal representatives and each of them.

That when this lease expires the parties hereto agree to attempt in good faith to negotiate a lease for an additional term.

IN WITNESS WHEREOF the said Lessor and the said Lessee have hereunto placed their hands and seals this the 22nd day of January, 1969 at Greenville, South Carolina.

WITNESSES AS TO LESSOR:

Leo H. Hill
Andrew L. Howe
W. R. Crawford
Mildred H. Peden

MILDRED H. PEDEN

BY: H. L. Peden
Harold L. Peden, Agent

Mildred H. Peden
Mildred H. Peden

LESSOR

WITNESSES AS TO LESSEE:

Leo H. Hill
Andrew L. Howe

THE AXTON-CROSS CORPORATION

BY: Richard C. King
District Manager

LESSEE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

P R O B A T E

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Harold L. Peden as Agent for Mildred H. Peden and Mildred H. Peden, herself, Lessor, sign, seal and deliver the within written lease; and that (s)he with the other witness witnessed the execution thereof.

SWORN to before me this the 22nd day of January, 1969.

Leo Howard Hill (LS)
Andrew L. Howe
W. R. Crawford
NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES: 1-1-70.

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