

5. The Lessee shall use the premises as an office space. If the use of the premises by the Lessee be discontinued, or the premises vacated before the expiration of the Lease, the whole of the unexpired term becomes immediately due and payable.

6. In the event the premises are damaged by fire or casualty, rendering a portion of the same untenable, the Lessor shall repair and restore the same within a reasonable time, and the rent shall be proportionately abated. In the event that the premises are destroyed or rendered untenable for occupancy, the Lease shall not terminate but the Lessor shall repair and restore the building within ninety (90) days, and the Lessee shall be relieved from any payment of rent.

7. The Lessee agrees not to make any alterations without the written consent of the Lessor; not to assign or sub-let any part of the premises without the written consent of the Lessor, which consent shall not be arbitrarily withheld; and to keep the leased premises and improvements in good repair, wear and tear arising from the reasonable use of the premises, and damage by the elements being excepted.

IN WITNESS WHEREOF, The parties have placed their hands and seals the day and year first written above.

WITNESSED:

For Lessors:

J. W. [Signature]

J. W. [Signature]

Charles P. Efstration
Charles P. Efstration

Catina E. Efstration
Catina E. Efstration Lessors.

For Lessee:

[Signature]

Crawford & Company
By: *H. P. Delnogan, act. Secretary*
Crawford and Company of
Greenville, S. C., being duly
authorized to so sign in behalf
of said Company. Lessee.

For Joseph J. Smalley:

J. W. [Signature]

J. W. [Signature]

and
Joseph J. Smalley
Greenville, South Carolina
Manager.