

rights of other tenants, or conflict with the regulations of the Fire Department or with any insurance policy upon said building or any part thereof. The Tenant agrees to pay any increased insurance premiums on building or contents due to the Tenant's occupancy, as additional rent.

This lease may be assigned or any portion of the premises herein sub-leased subject, however, to the following express conditions (which conditions are hereby declared to be conditions precedent) to-wit:

- (1) The Lessee agrees not to sub-lease any part of the premises to any business which would be considered a nuisance.
- (2) That the Lessee shall continue to remain liable to the Lessor for the rental stipulated herein.

Copies of these leases are on file in the office of Alexander C. Furman Co. and may be inspected at any reasonable time.

IN WITNESS WHEREOF the Lessor and Lessee have caused this agreement to be executed by their duly authorized officers and their official seals to be hereunto affixed the day and year first above written.

In the Presence of:

Richard H. Carpenter
Junius H. Garrison, Jr.
As to Lessor

L. T. Batson (LS)

W. E. Fawcett
Myra H. Clements
Myra H. Clements
As to Lessee

FRANKLIN SAVINGS & LOAN COMPANY (LS)

BY [Signature]
BY [Signature], all

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me Junius H. Garrison, Jr. who, being duly sworn, says that he saw L. T. Batson sign, and as his act and deed deliver the foregoing Lease, and that he with Richard H. Carpenter witnessed the execution thereof.

SWORN to and Subscribed before me this 30 day of Dec 1954

Junius H. Garrison, Jr.

Mae B. Patrick
Notary Public for South Carolina