

the first day of each calendar month. All payment of rental shall be paid to the Wm. Goldsmith Co. at its office, 35 W. McBee Avenue, Greenville, South Carolina.

3. That the Lessee does hereby covenant and agree that it will use said premises for the conducting thereon its business of manufacturing, warehousing, and as an office and that it will not use the demised premises for any objectionable purposes that may constitute a nuisance or injure the value of the property. The Lessee further agrees that it will not without the prior consent of the Lessor, sell, assign, mortgage, pledge or otherwise dispose of the lease or sublet the premises as a whole or in part, or use or occupy same for any purpose other than the aforementioned, and it will not do or permit to be done on said premises any thing which may render void or voidable any policy for the insurance of said premises against fire or which may render any increased or extra premium payable for such insurance, such as fire with extended coverage.

4. Should the building on said lot be destroyed or so damaged by fire as to be unfit for occupation and use and the Lessor shall elect not to repair said damage within a reasonable time, the Lessor or Lessee shall have the right to terminate the within lease and the rent for any unexpired portion shall abate.

5. Lessee shall pay for all water, lights, power, gas or other utilities in connection with its use of said building and the Lessor shall pay all taxes on the real estate and the building.

6. In the event the Lessee, its successors or assigns, shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy, or if any payment of rent shall be past due and unpaid, then in any or all of such events, this agreement of lease shall henceforth terminate at the option of the Lessor, any un-

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