

has complied with his obligations hereunder, Lessee shall deliver the premises to the Lessor in as good order and repair as at the commencement of the term, natural wear and tear only excepted.

(16) The terms, conditions and covenants of this lease shall be binding upon and shall enure to the benefit of each of the parties hereto, their heirs, personal representatives, and assigns; and where more than one party shall be Lessors under this lease, the word "Lessor" whenever used in this lease shall be deemed to include all parties Lessor jointly and severally.

(17) Lessor covenants that Lessor has the right, full power and lawful authority to execute these presents, and all parties thereof, in the manner aforesaid, and that Lessor will do, execute, acknowledge and deliver, cause or procure to be done, executed, acknowledged and delivered all such further acts and paper as may be necessary for the better assuring unto Lessee, his Executors, Administrators and Assigns, of the performance of all the covenants and agreements herein.

(18) The following special stipulations, to the extent they conflict with any of the foregoing provisions, shall control: (a) This lease shall not be assigned unless and until Lessee first obtains from Lessor the Lessor's consent in writing thereto and therefor; (b) Any and all painting, carpentry work, and any and all changes, alterations and/or improvements otherwise, that may be necessary, desired or required by Lessee, inside said building, in connection with his business, shall be done by and at the expense of Lessee, and for the all of such the consent of Lessor thereto and therefor, in writing, shall first be obtained by Lessee from Lessor; (c) No parking in, nor blocking of alleys; and (d) No part of said premises shall be sublet to anyone without the consent of Lessor thereto first had and obtained in writing.

IN WITNESS WHEREOF, the parties hereunto have set their hands and executed these presents, in duplicate, the day and year first above written.



Witnesses:

J. A. Henry
Carolyn Anders

John A. Park (LS)
Lessor

DR Millican (LS)
Lessee



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE



PERSONALLY appeared before me Carolyn Anders and made oath that she saw the within named John A. Park, Lessor, and David R. Millican, Lessee, sign, seal and as their act and deed deliver the within Lease Contract, in duplicate, for the uses and purposes therein stated and set forth, and that she with J. A. Henry witnessed the execution thereof.

SWORN TO BEFORE ME THIS
12th day of May, 1960.

J. A. Henry (LS)
Notary Public for South Carolina

Carolyn Anders