

this lease terminated and take immediate possession of the premises, collecting rents up to the time of the re-taking of possession.

- 5. That at the expiration of this lease, it will deliver up said premises in as good condition as they shall be at the beginning of said lease, reasonable wear and tear and loss by casualty excepted.

IT IS MUTUALLY COVENANTED AND AGREED:

- 1. That should the premises covered by this lease be destroyed or so damaged by fire as to be rendered unfit in whole or in part, for Lessee's use, the rental herein provided; or a proportionate part thereof shall be abated until the premises have been restored by the Lessor. If the building involved is substantially destroyed, this lease, at the option of either party, may be declared terminated.
- 2. In the event of bankruptcy of the Lessee, or should it be placed in the hands of a receiver or make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease terminated and take immediate possession of the premises.

IN WITNESS WHEREOF, A. D. Burdette has hereunto set his hand and seal, and Ventilated Awnings Corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 25th day of October in the year of our Lord one thousand, nine hundred and sixty and in the one hundred and eighty-fifth year of the Sovereignty and Independence of the United States of America.

In the Presence of:

Francis B. Hertzman _____ (LS)
Lela June Jones _____
A. D. Burdette
(Lessor)

RAINEY, FANT,
TRAXLER & HORTON
ATTORNEYS AT LAW
GREENVILLE, S. C.

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