

If the use of the premises be discontinued or vacated by the Lessee before the expiration of the lease, then the whole of the rental for the unexpired term of the lease shall become immediately due and payable.

It is further mutually covenanted and agreed by and between the Lessor and the Lessee that this lease and all the covenants, terms and provisions and conditions herein contained shall inure to the benefit of and be binding upon their successors and assigns, legal representatives and each of them.

That when this lease expires the parties hereto agree to attempt in good faith to negotiate a lease for an additional term.

That Herman Galvin and Myer Garber, lessees, herein names, constitutes and appoints its local sales manager, or other employee, who acts in charge of the local operation and who at the present time is Kenneth T. Reed, as its agent for service of process as to either partner or the partnership, for any cause of action or actions arising under this lease in favor of the lessor.

IN WITNESS WHEREOF the said Lessor and the said Lessee have hereunto placed their hands and seals this the \_\_\_\_\_ day of December, 1970, at Greenville, South Carolina.

WITNESSES AS TO LESSOR:

Leo H. Hill  
Marge E. Brown

Harold L. Peden  
Harold L. Peden

WITNESSES AS TO LESSEE:

Olga Drans  
Elba Sather

THE AXTON-CROSS COMPANY  
By Henry Johnson  
Partner  
By Myer Garber  
Partner

STATE OF SOUTH CAROLINA )  
                                          )  
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Harold L. Peden as Lessor sign, seal, and deliver the within written lease; and that (s)he with the other witness witnessed the execution thereof.

SWORN to before me this the \_\_\_\_\_ day of December, 1970.

Marge E. Brown

HILL & JAMES  
ATTORNEYS AT LAW  
100 WILLIAMS STREET  
GREENVILLE, S. C. 29601

Leo Howard Hill  
NOTARY PUBLIC for South Carolina

My Commission Expires: June 13, 1979

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