

- or the like notice be given by the Lessees to the Lessor, of their intention to vacate -- the premises after such expiration; then it is hereby agreed that this lease will be considered as extending and binding in all its provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire; or by any other casualty, shall terminate this agreement. And it is mutually understood that the Lessees shall make no repairs at the expense of the Lessor, and any alteration or improvements desired by the Lessees at their own cost, must be done under the written sanction of the Lessor and all such alterations or improvements shall be surrendered to the Lessor on the Lessees removal. . The Lessees shall make good all breakage of Glass, and all other injured done to the premises during their tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents, that if one month's rent shall at any time be in arrear and unpaid the Lessor shall have the right to annul and terminate this agreement, and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted and leased premises.

And it is mutually agreed by and between the parties hereto, that the said premises are to be used only for a fruit, candy, ice cream and soda water business, and business incidental to such business and the Lessees shall not have the right to sub-let or re-lease the above letten premises without the written consent of the Lessor, and that no intoxicating liquor is to be sold on the said premises, and in the event the said Lessees shall violate any of the above written conditions, the Lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above leased premises..

In witness whereof, the parties do hereunto set their hands and seals this 22nd, day of January 1912.

Signed, sealed and delivered

W.L. Mauldin, (Seal)

in the presence of :

A.K. Manos, (SEal)

Oscar K. Mauldin,

John P. Alexas, (SEal)

R.A. Black,

Louis Stavron, (Seal)

State of South Carolina,

County of Greenville.

Personally appeared R.A. Black who, upon oath says that he saw W.L. Mauldin, A.K. Manos, J.P. Alexas and L.G. Stavron sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Oscar K. Mauldin witnessed the execution of the same.

Sworn to before me this 22nd,

day of January, A.D. 1912.

Oscar K. Mauldin, (L.S.)

R.A. Black

Notary Public for S.C.

Recorded January 24th, 1912.