

-same shall be caused by lightning or wind storm or by fire not due to the negligence of said lessees or their agents or assigns) to any of said property and deliver the same (including the baking ovens on said premises and the said water, sewer and gas pipes and electric wiring and fixtures) to the said owners at the expiration of said lease (or the expiration of the renewal thereof in case of such renewal) in as good condition as the same are now in, reasonable wear and tear excepted.

And it is further agreed that the bread cases, show cases, bread-making machinery and electric motors placed on said premises by said lessees shall belong to said lessees and may by them be removed from the premises at the expiration of this lease or renewal thereof; provided that no injury shall be done to the buildings or other property of said owner by such removal; and it is further agreed that the baking ovens placed on such premises by said lessees shall belong to said lessees until the expiration of this lease (or until the expiration of the renewal thereof, if renewed) and that upon such expiration said ovens shall belong to said owners and shall not be removed from the premises by said lessees.

And it is further agreed that no alterations of any kind shall be made on said premises without the written consent of said owners; and that said premises shall not be sublet nor shall this lease be assigned without such written consent.

And it is further agreed that should any of the buildings on said premises be destroyed or damaged by wind storm or lightning or by fire or other accident not caused by the negligence of said lessees, or their agents, the said owners shall within two weeks after such destruction or injury, elect whether they will repair and restore such building ~~or~~ to their former condition (in which case this lease shall continue as though no such injury had occurred) and the rent shall be abated or reasonably diminished during the period in which such buildings shall remain untenable) or whether they will not so repair and restore said buildings (in which event they shall within said period of two weeks give written notice of such election to said lessees, who will at once remove and surrender possession of such premises) and in such event this lease shall immediately become null and void; provided that nothing herein contained shall be construed as requiring the owners to repair or replace said baking ovens under any circumstances.

And it is further mutually agreed that if any installment of rent shall be past due and unpaid for a period of ten days or if such lessees or any other person or corporation occupying such premises shall be adjudged a bankrupt or bankrupts, or shall become insolvent or shall make an assignment for the benefit of creditors, or if said lessees shall make default in or violate any of the covenants, agreements, terms or conditions of this lease, the said owners may thereupon or within a reasonable time thereafter terminate this lease and without suit or process re-enter and retake possession of said premises and remove all persons therefrom ~~and~~ as tenants holding over after the expiration of their lease and for non-payment of rent; and the said lessees hereby waive any and all notice from said owners of any such intention, or fact of termination.

And it is further mutually agreed that in case of any litigation or disagreement ~~or~~ between the parties hereto any Judge of the Circuit Court of said State may at Chambers or otherwise, whether in or out of the County of Greenville, appoint a Receiver with power to take possession of said premises and collect the rents thereof, pending such litigation or until the adjustment of such disagreement.

And it is further agreed that said owners and their agents shall have the right and privilege at all reasonable times to inspect said premises. -