

binding it all its provisions for one year after such expiration, and so 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 lessee shall make no repairs at the expense of the lessor and any alterations or improvement desired by the lessee at his own cost must be done under the written sanction of the lessor and all such alterations or improvements shall be surrendered on the lessee's removal. The lessee shall make good all breakage of glass and all other injuries done to said premises during his tenancy, except such as are produced by natural decay or unavoidable accidents.

And it is further stipulated and understood by the parties to these presents that if one months rent shall at any time be in arrear and unpaid the lessor shall have the right to annul and terminate this lease, at it shall be lawful for him to re-enter and forthwith re-possess all and singular the above letter premises without hindrance or prejudice to his right to distrain for all rent unpaid at such time.

In witness whereof, The parties herunto set their hands and seals the day and year first above written

In the presence of
John R. Bates Elias Howard (seal)
H.C. McKnight Basil Nashwaty (seal)

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State of South Carolina
County of Greenville.

Personally appeared before me John R. Bates and made oath that he saw the with named Elias Howard and Basil Nashwaty sign, seal and as their act and deed deliver the within written instrument for the purposes therein stated and that he with H.C. McKnight witnessed the execution thereof.

John R. Bates

Sworn to before me
this 9th day of July, 1925

H.C. McKnight, (seal)
Notary Public for S.C.



Recorded July 10th at 12:00 M., 1925