

State of South Carolina,
County of Greenville.

Personally comes A.T. Mitchell who being duly sworn, says that he saw Annie C. Griffin sign, seal and as her act and deed deliver the foregoing instrument, and that he saw Herbert H. Provence as President and H.W. Provence, as Treasurer of Provence-Peade Printing Company, Inc., sign, seal and as the act and deed of said corporation, deliver the foregoing instrument, and that he with Estelle Mullikin witnessed the execution thereof.

Sworn to and Subscribed before me

this 7, day of June, A.D. 1928.

A.T. Mitchell

G.R. Stone (L.S.)
Notary Public for South Carolina.



RULES AND REGULATIONS.

1. The sidewalks, entries, passages, vestibules, halls and stairways shall not be obstructed, nor any rags, books, paper, ashes, dust, rubbish, boxes, buckets, bicycles, nor other things be placed therein by any of the tenants, their employees, or the occupants of the leased premises, nor be used by them for any other purpose than ingress and egress to and from their respective rooms, stores or offices. All damages to the building caused by the removal or carrying of articles therein shall be borne by the tenant or occupant in interest, or the person in charge thereof, as the lessor may elect.
2. The water closets and other water fixtures shall not be used for any purpose other than those for which they were constructed, and any damage resulting to them from misuse, or the defacing or injury of any part of the building, shall be borne by the tenant, whether caused by itself, its employees or any occupant of its leased premises.
3. No sign, advertisement, theatre or show bill, or notice shall be inscribed, painted or fixed on any part of the outside or inside of said building, except on the glass of the doors, windows and show cases of the building leased, and then only of such color, size and material as shall be first specified by the lessor, in writing endorsed on this lease. No show cases shall be placed in front of said building by lessee, without the written consent of lessor endorsed on this lease. The lessor reserves the right to remove all other signs and show cases, without notice, at the expense of the lessee. At the expiration of the term, the lessee is to remove all its signs from such windows, doors and show cases.
4. Tenants, their employees and occupants of the leased premises shall not make or permit any improper noises, nor use any musical instruments in the building, nor do anything that will annoy, or disturb, or interfere in any way with other tenants, or those having business with them. No dogs, cats, or other animals will be allowed in the building. No part of the building shall be used for living or sleeping apartments.
5. Tenants desiring gas or electric light or power shall obtain the same from the person, or company or companies that supply the halls and corridors of the building, and shall pay such person, or company therefor.
6. Awnings or shades over outside windows, show cases or sidewalk of the building when erected by the tenant, must be of such uniform shape, color, material and make as may be prescribed by the lessor.

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7. No tenant shall do, or permit anything to be done, in or about said premises, or bring or keep anything therein which will obstruct or interfere with the rights of or otherwise injure or annoy other tenants, or conflict with the laws relating to fires or with the regulations of the Fire Department, or with any insurance policy upon said building, or any part thereof, or any property therein, or conflict with any of the rules and ordinances of the City of Greenville, the Board of Health, or any other of the departments of the City of Greenville or the State of South Carolina. Tenants shall not in any way obstruct or interfere with the rights or comforts of co-tenants, nor injure nor annoy them, nor use, or allow said leased premises to be used, for any improper, immoral, unlawful or objectionable purposes.

8. The lessor and her agents shall have the right to enter said premises, by pass keys or otherwise, to examine the same, or to make such repairs, additions or alterations as may be necessary for the safety, improvement and preservation thereof, or of said building, or to show said premises.

9. The lessor reserves the right to enter upon any premises vacated by the lessee before the termination of this lease, to make repairs or alterations.

Regulation #10 is eliminated.

11. It is understood and agreed between the lessor and the lessee that no assent or consent to any waiver of any part hereof by the lessor, in spirit or letter, shall be deemed or taken as made, unless the same be done in writing and attached to or endorsed hereon by the lessor.

12. If tenant desire telegraphic or telephone connections, the lessor will direct the electricians as to where and how the wires are to be introduced, and without such direction no boring or cutting for wires will be permitted. The lessor is not responsible for the non-observance or violation of the rules and regulations by any other tenant.

13. The lessor reserves the right at any time to change or rescind any of these rules and regulations, and to make such other and further reasonable rules and regulations as it may from time to time deem necessary for the safety, care, convenience or cleanliness of the premises, or for the preservation of comfort and good order, therein.

Recorded July 31st, 1928 at 9:50 A.M.

END OF