

material alterations in said building without the consent of the Lessors, and that he will make such minor repairs on the property as painting and such slight alterations as are necessary in the conduct of his business at his own expense; that he will not permit on said premises any unlawful business, nor anything which may be or become a nuisance, nor anything which may render void or voidable any policy or policies for fire insurance on said premises, nor which may render any increased extra premium payable for such insurance. And the Lessee does further expressly agree that he will pay for any and all repairs, additions or alterations of any kind whatsoever, except to the roof; that he will maintain said premises in good condition and in proper repair, and at the expiration of the term of this lease he will deliver up said premises in as good condition as they are at the beginning of said term, reasonable wear and tear alone excepted; that the Lessors may at any reasonable time, enter upon said premises to inspect the condition thereof or to show same to prospective purchasers or tenants.

The Lessee covenants and agrees that he will furnish, at his own expense, during the term of this lease, all gas, water and lights used on said premises.

Should the building on said premises be destroyed or so damaged by fire or other calamity, as to be rendered unfit for occupancy, at the option of the Lessors, this lease shall cease, determine and be utterly null and void and of no effect. However, in the event the Lessors restore said building for the use of the Lessee, then, during the time the Lessee cannot occupy said building, the rentals provided herein shall be rebated.

In the event of the bankruptcy of

the Lessee, or in the event that he should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessors may, at their option, declare this lease terminated and may take possession of said premises.

And the Lessors further agree that the Lessee shall have the option to renew this lease for a period of two years upon like terms as set forth herein, and at the same monthly rental, provided the Lessee signifies his desire to exercise said option by the giving of thirty days notice in writing before the expiration of this lease.

This lease shall not be assigned to anyone who is not a responsible and reliable party. Should the Lessee become thirty days in arrears in payment of any installment of rent, or violate any of the covenants of this lease, the Lessors, at their option, may declare this lease terminated and take immediate possession of said premises.

In witness whereof, the parties have hereunto set their hands and seals this the 8th day of March, 1928.

In the Presence of:

E. A. Gilfillin	B. B. Cave	B. E. Geer (L.S.)
		W. C. Beacham (L.S.)
		F. W. Symmes (L.S.)
		George Norwood (L.S.)
		as Trustees, Lessors
		R. R. Bishop (L.S.)
		Lessee

State of South Carolina,
County of Greenville.

Personally appeared before me B. B. Cave and made oath that he saw the within named B. E. Geer, F. W. Symmes, George Norwood and W. C. Beacham, as Trustees, as Lessors, and R. R. Bishop, as Lessee, sign, seal and as their act and deed, deliver the within written lease for the uses and purposes therein mentioned, and that he, with E. A. Gilfillin, witnessed the execution thereof.

Sworn to before me this 8th day of March, 1928. B. B. Cave

J. M. Garrett (L.S.) Notary Public for South Carolina

Recorded: March 9th at 9:45 A.M. 1928. S.C. Stamps 1168

END OF