

The Lessee shall have the right to assign this lease or sublet the premises, but the Lessee shall still be liable to the Lessor for the rent herein stipulated to be paid monthly, and for carrying out the provisions and covenants of this lease.

The lessee does hereby further covenant and agree that it 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 of fire insurance on said premises, nor which may render any increased or extra premiums payable for such insurance.

And the Lessee does hereby expressly covenant that it will maintain the demised premises in good condition and repair at its own expense, including the repair of any breakage of glass and at the expiration of the term of this lease, it will deliver up said premises in as good condition as they were at the beginning of said term, reasonable wear and tear excepted. The Lessee shall have the right, at his own expense, to make any and all alterations to the front of the demised premises or to the interior thereof.

The Lessee shall have the right and privilege of hanging or suspending any vertical sign or signs on said building, so long as it complies with the ordinances of the City of Greenville with respect to same. The Lessor reserves the right to enter upon said premises at any reasonable times to inspect the condition thereof.

And the Lessee does further covenant and agree that it will, upon the request of the Lessor, execute an agreement in writing to subordinate this lease to a mortgage or mortgages now existing or which may hereafter be placed upon said property, not to exceed, however, the sum of \$60,000.00, to the effect

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that the Lessee's right under this lease shall be subordinate to the rights and claims of the mortgagee of said property, not exceeding \$60,000.00.

The Lessor does hereby give to the Lessee an option to renew this lease for an additional period of five (5) years at a monthly rental of Five Hundred (\$500.00) Dollars per month, the other terms and conditions of said lease to be the same as are contained in this lease. The Lessee, if it desires to exercise this option, must give notice in writing at least ninety (90) days before the expiration of this lease.

Should the Lessee fail to pay any installment of rent when due, or violate any of the covenants, conditions or provisions of this lease, then the Lessor shall have the right and may at their option declare this lease terminated, and take immediate possession of said premises.

In Witness Whereof the said parties have hereunto set their hands and seals this the day and year first above written.

Charlotte Stevenson
Hugh Beasley
As to Lessor.

J. O. Lewis
C. B. Hartzog Lessor.

E. Cooper
J. C. Frye
As to Lessee.

Mockin Brox, Inc.
By: M. Mockin, Pres.
Lessee.
J. Mockin, Secy.



State of South Carolina
County of Greenville

Personally appeared before me Hugh Beasley who being duly sworn says that he saw the within named J. O. Lewis and C. B. Hartzog sign, seal and as their act and deed deliver the within written lease, and that he with Charlotte Stevenson, witnessed the execution thereof.

Sworn to before me Hugh Beasley

This 30th day of May, 1929.

Charlotte Stevenson (L.S.)
Notary Public for South Carolina

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