WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 65214

All alterations additions and improvements (except trade fixtures, and shelving put in at the expense of the Lessee) shall remain upon and be surrendered with the premises as a part of thereof at the termination of this lease. The Lessor or his agents shall have the right to enter said premises at reasonable hours, to examine the same, make such repairs, additions or alterations as may be deemed necessary for the safty, comfort and preservation of said building, and to enter upon said premises at any time to repair or improve Lessor's adjoining property, if any. It is further agreed that the Lessor is to keep floor and roof of said building in such repair that no damages will be caused to any of the property of Lessee contained therein.

The word "Lessor" as used in this agreement, shall include the party of the first part and his assigns, either singular or plural; and the word "Lessee" as herein used, shall include the party of the second part and his assigns, either singular or plural, as well as the successors, executors or administrators of either party hereto.

In the event of the total destruction of said building, the rent thereon is to cease until a reconstruction of said building is completed. Should the premises herein leased be partially damaged by fire or other casualty, at anytime during the term hereof, the Lessee shall give immediate notice thereof to the Lessor, who shall thereupon cause the same to be promptly repaired. A reduction of rent, proportionate to interference to occupancy shall be allowed the Lessee during the time necessary to restore said premises or make the nece necessary repairs, as the case may be but, no reduction, however, shall be allowed for any interruption by reason of damage or repairs to adjoining or contigous premises.

The Lessee, at its option, shall be entitled to the privilege of successive renewals of this lease, each such renewal to be for a period of one year and to be subject to all the terms and conditions herein expressed.

The provisions of this indenture giving the Lessee certain renewal privilege rights are not intended, by either the Lessor or Lessee, to constitute a present demise of the leased premises for the term of any renewal period, nor are they intended to be a contract for the conveyance of any interest in said premises. On the contrary, the provisions referred to are meant by both the Lessor and Lessee to constitute merely a continuing irrevocable offer, by the Lessor, to demise the leased premises in the future to the Lessee, for the period or periods for which they give the Lessee the right at its option to renew.

The Lessee, by continuing to occupy the leased premises, after the expiration of the original term of its tenancy hereunder, or after the expiration of any renewal period thereof, except the last of said periods shall be deemed and considered to have elected to avail itself of its then current right to renew this lease, unless it shall have clearly and unequivocally manifested a contrary intention and it shall not be obliged to give any other notice of its said election. By such continued occupancy, alone, and without any further contract or agreement, this lease shall be renewed and the leased premises shall be deemed and considered to have been again demised by the Lessor to the Lessee, for the term of one year, beginning upon the day following the date of the expiration of the Lessee's immediately preceding tenancy, subject to all the terms and conditions herein contained.

IN WITNESS WHEREOF: We have hereunto set our hands and seals, this the day and year first above written.

Witness:	Lessor:
J. H. Hudson	E. E. Kennemore
W. C. Goodwin	Lessee: Southern Grocery Stores, Inc.
	By B. C. Sale, Vice President

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Personally appeared before me J. H. Hudson, who, being duly sworn, states that he saw the within named E. E. Kennemore and Southern Grocery Stores, Inc. by its duly authorized officer B. C. Sale, Vice President, sign and seal and deliver the foregoing lease and that he with W. C. Goodwin witnessed the execution thereof.

Swern to before me this J. H. Hudson
20 day of September 1929
W. C. Goodwin
Notary Public, S. C.

Recorded September 25, 1929 At 4:13 P.M.

END OF DOC.