

7. In case the premises are rendered unfit for occupancy by fire, storm, explosion, or any other cause, no rental shall accrue or is to be paid from the beginning of such unfitness for occupancy until the property is put in tenantable condition, and Lessee is able to and does occupy said premises for the purposes herein described. Lessor agrees to immediately replace, repair or reconstruct any buildings, structures or equipment on the premises in the event that they are rendered unfit for occupancy or to reconstruct or replace said buildings, structures or equipment with buildings, structures and equipment of like value and like character and construction. Should Lessor fail or refuse to immediately commence and proceed expeditiously to repair or reconstruct the premises, Lessee has the right at its option to repair or reconstruct the same, and in that event Lessee shall have a lien upon said premises for the amount expended therefor, and is hereby authorized to withhold all rents as they accrue until it shall be reimbursed for said expenditure, or Lessee shall have the right and option to cancel this lease without further liability.

8. Lessee during the term of this lease or any renewal or extension thereof shall have the right and privilege to sublet or assign all or any part of its right under and to said premises but any such subletting or assignment shall not relieve Lessee from its obligation to pay the rent herein reserved unless Lessor shall consent in writing to such subletting or assignment.

9. Lessee shall have the privilege and option of renewing this agreement for an additional period of two (2) years, beginning with the date of the expiration hereof upon the same terms and conditions as hereinabove set forth and such privilege of renewal and extension shall be considered as having been exercised unless Lessee gives Lessor notice in writing all least thirty (30) days prior to the expiration hereof its intention not to exercise such renewal privilege.

10. Lessee has and is hereby given the right to cancel this lease at any time on giving Lessor thirty (30) days' notice of Lessee's intention so to do. On the date such cancellation becomes effective, excepting only when the cancellation is made in accordance with the provisions of Article 4 hereof, Lessee shall pay to Lessor as consideration for said cancellation an amount which shall be determined by multiplying the largest rental theretofore paid in any one month under this lease by the number of full years remaining before the expiration of this lease.

11. (marked out) H. L. F. 6/4/30

12. Any notice to be given by Lessee to Lessor shall be sufficiently given, if in writing, and delivered to Lessor, or mailed, postage prepaid, to Lessor at the premises herein described, or at such other address as may at any time be furnished by Lessor to Lessee.

In witness whereof, the parties hereto have executed this agreement the day and year first above written.

B. H. Harper.
S. L. Gilreath

Thackston Bros. Lessor.
BY: Jones Thackston.

Attest:
Henry L. Fowler.

STANDARD OIL COMPANY OF NEW JERSEY.
BY: J. N. King. Manager.

(incorporate here the acknowledgement of the Lessor in the statutory form of the State where the leased property is situated.)
State of South Carolina.
County of Greenville

Personally appeared before me S. L. Gilreath, who, being duly sworn, says that he saw Jones Thackston sign, seal and as his own act and deed, deliver the foregoing instrument for the purpose therein mentioned and that he with B. H. Harper witnessed the execution of the same.

Sworn to before me this
31st day of May, 1930
J. L. Garrett.
Notary Public for S. C.



S. L. Gilreath.