

as it may deem desirable in, on or in front of the demised premises or upon the roof thereof. Such signs, and the maintenance of the same, shall comply with the rules, regulations and ordinances of the City of Greenville, and the Tenant before erecting the same shall at all times comply with any requirements on the part of the City made for the erection and maintenance of electric signs, all to be at its own proper cost and charges.

It is further agreed that should the building or any part thereof be partially destroyed or damaged by fire, or otherwise, the same shall be repaired as speedily as possible at the expense of the Laddlord, provided said injury or destruction is not occasioned by negligence on the part of the Tenant, its agents, servants and employees and if not so caused, a just and proportionate part of the rent is to be abated until the premises have been put in repair. Should the building, however, be totally destroyed by fire or otherwise, or made unfit from any cause for occupancy for the purposes herein named, then this lease may be terminated by either party hereto.

It is further agreed that if any damage or injury occurs to the heating equipment, water works or other fixtures of the building due to the negligence of the Tenant, its servants, its agents, or employees, the said damage or injury shall be repaired at the expense of the Tenant.

It is further agreed that the Laddlord shall not be held liable for damage to the property of the Tenant caused by leaks in the roof or damage in any other way unless the Laddlord fails to repair or make an effort to repair the cause of said injury or damage within a reasonable time after notice in writing from the tenant requesting same.

Upon the Tenant complying with all the covenants and agreements herein, it shall have peaceable and quiet possession of said premises for the term aforesaid and at the termination of this lease shall quit and surrender said premises in as good condition as they now are, ordinary use, wear and tear of elements excepted.

In witness whereof the Parties hereto do, in duplicate, set their hands and seals this \_\_\_\_\_ day and year written above.

Signed, sealed and delivered in the presence of:

Mary L. Dean  
Kate Thomason

As to Peoples National Bank, Greenville, deceased.

S. L., as Executor and Trustee of the Estate of Clinton J. Morgan, deceased.

Peoples National Bank  
J. C. Hopkins, Asst. Tr. (Seal)  
As Executor and Trustee of the Estate of Clinton J. Morgan



James N. Morgan, Jr. (Seal)