

9. Tenant may at its own expense erect such sign or signs as it may deem desirable in, on or in front of the demised premises. Such signs and the maintenance of same shall comply with the rules, regulations and ordinances of the city and the Tenant shall remove the same at its expense, at the expiration of this lease. There shall be no liability or expense of any nature to the Landlord cause by the erection and growing out of the maintenance of such sign.

10. Landlord consents to permit the Tenant to sublet the whole or any part of the premises herein leased to lines of businesses as aforesaid mentioned. Tenant shall at all times remain liable for the full performance of each and every covenant of this lease. Landlord consents to allow Tenant, if he so elects, to divide said storeroom at its own cost and expense.

11. The Landlord hereby agrees that if at any time during the term of this lease, the premises hereby demised shall be condemned or declared unsafe, or shall be ordered or directed to be repaired or rebuilt by the building authorities or inspectors, the Landlord will at its own expense and without delay make such changes, alterations and repairs as may be required by the said duly constituted authorities, provided the same are interior structural repairs or exterior repairs.

12. 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 Landlord and a just and proportionate part of the rent to be abated until the premises have been put in complete repair. Should the building hereby demised be totally destroyed by fire or otherwise then this lease shall become null and void as of the date of such total destruction or damage. A just and proportionate rebate shall be made promptly by the Landlord to the Tenant for all rent paid in advance in the event of a partial or total destruction by fire or otherwise of the premises herein demised.

13. Any notice or counter notice required by this agreement to be given to the Tenant shall be in writing sent by registered mail to the said Tenant, Rey's Inc., Greenville, S. C. Any notice required to be given by the Tenant to the Landlord shall be in writing sent by registered mail addressed to Landlord at Anderson, South Carolina.

14. This Indenture shall be binding upon the successors, assigns and legal representatives of the respective parties hereto.

15. Tenant agrees to insure plate glass shown windows against loss by damage or else to assume full responsibility and have said damage, if any, to be repaired as speedily as possible at its own cost and expense.

16. If at the expiration of this lease, Landlord is still the owner of the premises hereby demised, Tenant is hereby granted an option to rent said premises for an additional term of five (5) years from the expiration date fixed herein, at a reasonable rental to be agreed upon between the parties hereto, said rental in no event to be less than any other bona fide offer that Landlord may then have for the rental of said premises, provided that, in the event Tenant desires to exercise such option, notice thereof shall be given on or by January 1, 1942.

17. Tenant agrees to allow Landlord to store present fixtures in building in the basement of the demised premises. Landlord agrees in return that in the event that that Tenant will be in need or use of said space in basement, that he will remove fixtures within ninety (90) days of given notice to do so. Tenant in no event will be responsible for damage to said fixtures by fire or otherwise.

18. For the purpose of inducing Landlord to enter into this agreement, Tenant represents, covenants and agrees that it is duly chartered and organized under the laws of the State of South Carolina, and that it has a capital stock actually paid in in money or in property of equivalent value, of at least Ten thousand and no/100 (\$10,000.00) Dollars, and that it will upon the completion of this lease pay unto the Landlord the sum of Nine hundred and no/100 (\$900.00) Dollars as rent for the months of July, August and September, 1937, hereunder, and that this agreement shall not be deemed complete until said payment is made.

In Witness whereof, the parties hereto have set their hands and seals and caused these presents to be signed.

In the presence of:

Louise O'Donnell  
T, Allen

Witnesses as to G. H. Bailes, Landlord.

J. M. Cohen  
M. H. Wygal

Witnesses as to Rey's Incorporated, Tenant.

Louise O'Donnell

Witness as to Rey's Incorporated.

G. H. Bailes, (L. S.)  
Landlord.

Rey's Incorporated,  
Tenant.

BY: Wm. S. Reyner (L. S.)  
President.