

may arise or be incurred by reason of any accident from neglect or misadventure or that shall in any way grow out of the use or misuse of the premises.

The Lessors agree to insure the property against loss or destruction by fire and in the event of partial or total loss by fire or other casualty to promptly restore said premises, with an abatement of rental to Lessee during the time the premises are unfit for use: Provided, however, that if the building leased by the Greenville News-Piedmont Company to Lessee be destroyed by fire or other casualty and The Greenville News-Piedmont Company shall not reconstruct the building leased by it to Lessee herein, then, in such event, said Lessee shall have the right to terminate this lease by giving Lessor sixty (60) days' notice in writing of such termination and provided further that at the time such notice is given the full amount advanced by Lessors to Lessee is paid.

The Lessee upon completion of the alteration and remodeling of the premises as hereinabove provided shall make no further improvements or alterations after occupancy thereof without consent of the Lessors. The Lessee further agrees that it will not sub-let any portion of the premises herein leased for use for any purpose which will in any way increase the hazard to the said premises or increase the insurance premiums on the building containing the leased premises. Should the provisions of this paragraph be violated, the rental herein provided for shall be increased by an amount sufficient to pay the increased insurance premiums.

TO HAVE AND TO HOLD the premises herein leased unto the said Lessee, its successors and assigns, for the said term.

IN WITNESS WHEREOF we, the undersigned, have hereunto set our hands and seals this 9th day of October, 1936.

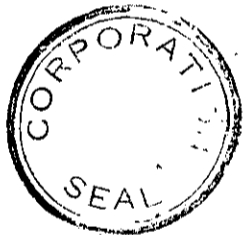
Witness as to James H. Morgan, Jr.;
W. T. Henderson
C. B. Martin

Jas. H. Morgan, Jr. (Seal)

Witnesses as to Peoples
National Bank, as Executor.
Walter W. Goldsmith
W. T. Henderson

PEOPLES NATIONAL BANK OF GREENVILLE, S.C.
As Executor of the Estate of Clinton J.
Morgan, deceased (SEAL)
By Wm. C. Beachan President
LESSORS.

Witness as to Atlantic
Greyhound Lines
A. Bliss McCrum, Asst. Treas.
Harold A. Miller



ATLANTIC GREYHOUND LINES
By Arthur M. Hill, Pres.



STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me W. T. Henderson who, being duly sworn, says that he saw the above named James H. Morgan, Jr., sign, seal and as his act and deed, deliver the within written Lease and that he with C. B. Martin witnessed the execution thereof.

SWORN to before me this 9th
day of October, 1936.
C. B. Martin (L.S.)
Notary Public for S. C.



W. T. Henderson

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSOALLY appeared before me Walter W. Goldsmith who, being duly sworn, says that he saw the above named Peoples National Bank of Greenville, S. C., as Eecutor of the Estate of Clinton J. Morgan, deceased, by its duly authorized President W. C. Beachan, sign, seal and as the act and deed of said corporation deliver the within written Lease, and that he with W. T. Henderson witnessed the execution thereof.

SWORN to before me this 9
day of October, 1936.
Thomas W. Edwards (L.S.)
Notary Public for S. C.



Walter W. Goldsmith

Jas. H. M. Jr.