

premises hereinabove described, except ordinary wear and wear.

It is understood and agreed that the Lessee herein has no authority to sell, mortgage, convey or in any way encumber the property or building to be constructed on said premises, and should any such attempt be made, same shall be null and void, and the building shall immediately become the absolute property of the Lessor herein, as though the entire term of the lease had run. The Lessee herein has no authority to and cannot, without the written permission of the Lessor, sublet the whole or any part of the building or grounds covered by this lease.

It is understood and agreed that said Lessee is to use the building and the premises hereinabove described as a store only, and is not to do or allow to be done, anything on said premises to violate any law or constitute a nuisance to the neighborhood. Any violation of any of the conditions hereinabove set out will terminate this lease and the building constructed by Lessee will immediately become the absolute property of the Lessor, and Lessor will become vested with the same rights as though the entire term had expired.

To have and to hold the said premises unto the said D. W. Durant, his heirs, executors and administrators for the full term of four years, beginning March 1, 1940.

Witness our hands and seals this the 7th day of February, 1940.

L. L. Bates (SEAL)

Lessor

D. W. Durant (SEAL)

Lessee

Witness:

C. Victor Pyle  
Portia J. Moore.

State of South Carolina,  
County of Greenville.

Personally appeared before me Portia J. Moore who on oath says that he saw the within L. L. Bates and D. W. Durant, sign, seal and deliver the foregoing written lease, and that he with C. Victor Pyle witnessed the due execution of same.

Sworn to and subscribed to before me the 7th day of February, 1940.

C. Victor Pyle (SEAL)

Portia J. Moore

Notary Public for S. C.

S. C. Stamps \$0.40

Recorded February 8, 1940 at 10:35 A. M. #1680 BY: E.G.

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