

until the premises have been restored. In the event of total destruction or damage, rendering the premises unfit for occupancy, the Lessee shall have the option of terminating the lease or continuing the same with abatement of rent as above provided.

(4) If, after the execution of this agreement, there shall be levied by any branch of the Government taxes or license fees exceeding the existing taxes and license fees so as to make the operation of the Lessee's business unprofitable, said Lessee shall have the right to terminate this lease by giving the Lessor thirty days' written notice of intention to cancel.

(5) The Lessee at its option shall be entitled to the privilege of \_\_\_\_\_ successive renewals of this lease, each such renewal to be for a period of \_\_\_\_\_ years and subject to all the terms and conditions herein expressed, at a monthly rental of \_\_\_\_\_

Upon written demand by the Lessor, the Lessee may be required within \_\_\_\_\_ days of the expiration of the original tenancy, or any renewal thereof, to elect whether or not it will exercise its renewal option for the ensuing year. In the absence of such demand, holding over after the expiration of the original tenancy, or any renewal period thereof, except the last of said periods, shall be considered an election to renew in accordance with the terms hereof.

(6) That the terms of this lease can only be altered by written agreement signed by the parties hereto.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF:

Jessie O. Hunt  
F. D. Rainey  
As to Lessor  
Jessie O. Hunt  
F. D. Rainey  
As to Lessee.

James P. Moore  
Piedmont Corporation (L.S.)  
BY: James P. Moore, Pres.  
BY: Otis P. Moore, Sec.  
Lessor

Dixie-Home Stores, Inc. (L.S.)  
BY: M. S. Merritt  
Lessee

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

Personally appeared before me Jessie O. Hunt, who being duly sworn, says that she saw James P. Moore and Piedmont Corporation by James P. Moore, President and Otis P. Moore, Secretary as Lessor, sign, seal and as his act and deed execute the foregoing Agreement, and that she, with F. D. Rainey witnessed the execution thereof.

Sworn to before me this 22nd day of July, 1944.

Jessie O. Hunt.

F. D. Rainey (L. S.)

Notary Public for x

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

Personally appeared before me Jessie O. Hunt, who, being duly sworn, says that he saw Dixie-Home Stores, Inc., by M. S. Merritt as Vice President, sign, seal and as the act and deed of said corporation execute the foregoing Agreement, and that she with F. D. Rainey witnessed the execution thereof.

Sworn to before me this 22nd day of July, 1944.

Jessie O. Hunt.

F. D. Rainey (L. S.)

Notary Public for \_\_\_\_\_

S. C. Stamps \$1.36

Recorded July 22nd, 1944 at 12:30 P. M. #7814 BY: E.G.