

TITLE TO REAL ESTATE

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 caused 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 Greenville, 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 show 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. It is understood and agreed that Tenant is hereby granted an option to rent said premises for an additional term of five years and seven months from the expiration date fixed herein, at the same rental and upon the same terms and conditions as herein stated, provided that, in the event Tenant desires to exercise such option, notice thereof shall be given on or by January 1, 1951.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals and caused these presents to be signed.

In the presence of:

Mrs. W. E. Ruggles
Alma K. Barrett

— G. L. Muckenfuss (SEAL)
G. L. Muckenfuss, Landlord

Mrs. W. E. Ruggles
Alma K. Barrett

REY'S, INCORPORATED, Tenant
BY: William S. Reyner (SEAL)
President.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

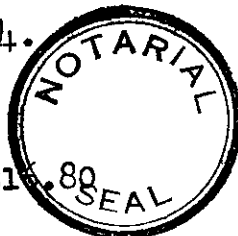
PERSONALLY appeared Alma K. Barrett and made oath that she saw the within named G. L. Muckenfuss, Landlord, sign, seal and as his act and deed deliver the within written Lease, and that she with Mrs. W. E. Ruggles witnessed the execution thereof; and that she saw the within named Rey's Incorporated, Tenant, by Wm. S. Reyner, President, sign, seal and as its act and deed deliver the within written Lease, and that she with Mrs. W. E. Ruggles and _____ witnessed the execution thereof.

Sworn to before me this 28 day of July, 1944.

Alma K. Barrett

Merrill C. Patten (SEAL)

Notary Public for S. C.



S. C. Stamps \$1.80

Recorded July 28th, 1944 at 3:24 P. M. #8008 BY: E.G.