

It is understood and agreed between the Parties hereto that all fixtures and equipment placed upon the premises by the Lessee shall be free of all encumbrances or liens and that the said fixtures and equipment are hereby assigned to the Lessor as security for the faithful performance by the Lessee of the terms of this Lease.

It is further understood and agreed that if the business of the Lessee is discontinued on the premises vacated before the expiration of this Lease, or should the rent become thirty (30) days in arrears, that the whole of the unexpired term become immediately due and payable, or the Lessor may cancel and terminate this Lease at his option.

The Lessee further agrees that if the insurance rate on said premises be increased by reason of the occupancy of the Lessee, that he will pay to the Lessor the amount of the increased cost of the insurance carried by the Lessor on said building. The said insurance not to apply in excess of Ten Thousand Dollars (\$10,000.00) insurance now carried by the Lessor.

TO HAVE AND TO HOLD the said premises unto the said Lessee, his executors or administrators for the said term. It is agreed that the destruction of the premises by fire or making them unfit for occupancy from other casualties, shall terminate this Lease if the Lessor so desires.

The Lessee hereby acknowledges having a duplicate of this Lease.

WITNESS our Hands and Seals this the 18th day of September, 1947.

Signed, Sealed and Delivered in the presence of:

W. D. Workman
Emilie M. Bird

W. J. Sullivan (SEAL)
Lessor.

Charles S. Brown (SEAL)
Lessee.

State of South Carolina,
County of Greenville.

PERSONALLY appeared before me Emilie M. Bird, who, on oath says that she saw the within named W. J. Sullivan and Charles S. Brown sign, seal and as their act and deed deliver the within written Lease, and that she with W. D. Workman witnessed the execution thereof.

SWORN to before me this the 18th day of September, 1947

Emilie M. Bird

W. D. Workman
Notary Public for SC

