

12. That at the termination of said lease it will surrender the premises and buildings to the Lessor in as good condition as they shall be upon completion, reasonable wear and tear alone excepted.

To the faithful performance of these covenants, these parties hereby bind themselves, their successors and assigns.

IN WITNESS WHEREOF, The Parties hereto have hereunto set their hands and seals, this 11th day of November, 1947, as of the 20th day of July, 1947.

WITNESSES:

Catherine Burn
D. P. Mullipins
L. S. Dowler
Frances H. Whitworth

CENTRAL REALTY CORPORATION
By [Signature]
Eva McDonald
GREENVILLE AUTO SALES, INC.
By [Signature]
[Signature]