

and are to be made at the expense of the Lessee.

In case of slight damage by fire, or otherwise, without fault of the lessee, the lessor is responsible for the repairs, which she may make in a reasonable time, and the lease will be extended for such additional time and to the extent that the lessee cannot use the premises; and for such period payment of rent will be adjusted or suspended as is proper. In case of serious damage the lease is thereby cancelled, and should the parties desire a new lease, they shall then negotiate one.

2. The lessor will carry insurance on the building. The lessee will carry insurance on the stock, fixtures and equipment, in amounts sufficient to protect the lessor.

3. In case of default in payment of the rent, for a period of sixty days, the lessor may cancel this lease at her option.

4. The lessee agrees to all the terms and conditions of this lease, and further agrees that he will pay rent as herein above specified, and will truly and faithfully perform all the terms and conditions of the lease.

IN WITNESS WHEREOF, the parties have hereinto set their hands and seals, April 8th 1948, thereby binding themselves, their heirs and assigns.

Matie Rogers
Witness

Susan F. Turner
Lessor

J. Wilbur Hikes
Witness.

E. W. Clay
Lessee

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Matie Rogers
and made oath that she saw the within named Susan F. Turner
E. W. Clay sign, seal and as their act and deed
deliver the within lease and that she with J. Wilbur Hikes
witnessed the execution thereof.

Sworn to before me this
8 day of April 1948.

Matie Rogers

J. Wilbur Hikes (L.S.)
Notary Public for S.C.