

concerned the Landlord will be the only one to deal with the condemnation body with regard to the property. This does not exclude the right, however, of the tenant to damages from the condemnation body for loss of business and inconvenience which would be compensable to any one similar situate and without this Lease.

9. The Tenant agrees to pay all utilities used in the building and to keep current all bills for utilities.

10. The Landlord agrees to make the improvements as shown on the plans and specifications which are attached hereto and Incorporated herein and made a part hereof.

THIS LEASE shall be binding upon the parties hereto, their respective successors, heirs and assigns, forever.

IN WITNESS WHEREOF, the Tenant, Philip Cogen, and the Landlord, Randolph Taylor, have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF:

Aileen D. Putman

Frank G. Carpenter

LANDLORD:

Randolph Taylor
Randolph Taylor

TENANT:

Philip Cogen
Philip Cogen

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

P R O B A T E

PERSONALLY appeared before me Aileen D. Putman and made oath that she saw the within named Randolph Taylor, as Landlord, and Philip Cogen, as Tenant, sign, seal and as their act and deed deliver the within written Lease Agreement, and that she with Frank G. Carpenter witnessed the execution thereof.

Aileen D. Putman

SWORN to before me this

11th day of January, 1958.

Frank G. Carpenter (LS)
Notary Public for South Carolina

Recorded January 15, 1958 at 10:29 A. M. # 1125

