

against fire or other hazards commonly included within the term "Extended Coverage".

(c) To furnish at his own expense such light, water, heat, power, and other utilities as may be necessary for the Lessee's use of the premises.

(d) To observe and comply with all laws, ordinances and regulations of the appropriate governmental or municipal authority applicable to the conduct of the Lessee's business upon the leased premises.

(e) To make an inventory of all equipment and related items upon the leased premises and to be responsible for all breakage and condition of equipment, reasonable wear and tear excepted, to be replaced or renovated at the expiration of the term of this Lease or extension thereof, or the reasonable value thereof paid to the Lessors.

5. In case of the destruction of the leased building, by fire or other casualty during the term of this lease or extension thereof, or in case of such partial destruction thereof as to render the leased premises wholly unfit for occupancy, this Lease shall at the option of either party become null and void, and the Lessee shall immediately surrender said premises to the Lessors and shall pay rent only to the time of such surrender.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on this the 31st day of July, 1960.

WITNESSES: J. H. Sutton (L.S.)
LESSOR

Doris F. Justice (L.S.)
LESSOR

x Herbert Henry (L.S.)
LESSEE

STATE OF SOUTH CAROLINA : S S
COUNTY OF GREENVILLE :

PERSONALLY appeared before me Herbert Henry and made oath that he was present and saw the above named Lessee and Lessors sign, seal and as their acts and deeds deliver the within written Lease Agreement, and that he with Doris F. Justice witnessed the execution thereof.

SWORN to before me this the 31st day of July, 1960. Herbert Henry (L.S.)
WITNESS

NOTARY PUBLIC FOR S. C.
Recorded this 3rd. day of August 1960, at 1:02 P.M., No. 3576.