

~~The said rental to be payable in advance on the first day of each month, in equal monthly installments as follows:~~

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~~to the office of Alton C. Thomas Co., Greenville, S. C., or as may be otherwise directed by the Landlord in writing.~~

The above letting is upon the following conditions:

*First.* The Landlord covenants that the Tenant, on paying the said rental and performing the covenants and conditions in this Lease contained, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.

*Second.* The Tenant covenants and agrees to use the demised premises only as a **retail store** for

**Sale of Men's clothing and allied lines**

*Third.* The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for ten days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor. The Landlord is hereby granted a lien, in addition to any statutory lien or right to distrain that may exist, on all personal property of the Tenant in or upon the demised premises, to secure payment of the rent and performance of the covenants and conditions of this lease; and the Tenant further agrees to pay all attorney's fees and any other expenses incurred by the Landlord in enforcing any of the obligations under this lease, as additional rent.

*Fourth.* Said premises shall not be let or underlet by the Tenant, nor shall said premises be used or permitted to be used by him for any purpose other than as above mentioned, nor shall this Lease be assigned by him without the written consent of the Landlord endorsed hereon.

*Fifth.* The Tenant shall keep said premises in good and sufficient condition and repair, and shall also re-decorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance. The Tenant shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit, and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made upon the premises, except movable office furniture or trade fixtures put in at the expense of the Tenant, shall be the property of the Landlord and shall remain upon and be surrendered with the premises as a part thereof at the termination of the Lease. The Tenant shall not attach to or place upon the building or the roof thereof any signs without the written approval of the Landlord. In the event any such signs are placed upon said building under this paragraph they shall conform to the City Ordinances of the City of Greenville, South Carolina, relating thereto. The Tenant further agrees to keep said premises and all parts thereof in a clean and sanitary condition and free from trash, inflammable material and other objectionable matter. If this Lease covers premises, all or a part of which are on the ground floor, the Tenant further agrees to keep the sidewalks in front of such ground floor portion of the demised premises clean and free of obstructions. The Tenant agrees to replace at his own expense any and all broken glass on the demised premises.

**heat**

*Sixth.* Tenant shall pay all charges for water, gas and electricity used in and upon said premises.