

therein and thereon an automobile business and the Lessee agrees to conduct said business and to use said premises in a lawful manner and to in no way use the property in such a manner as to be and become a nuisance. The Lessee agrees also that it shall not have the right to erect any signs upon the premises without the consent of the Lessor nor will the Lessee in any event erect any sign or signs or use the premises in any way without full compliance with all Federal and State laws and ordinances of the City of Greenville, S. C.

The Lessee shall not have the right to assign this lease or to sublet any of the premises or any portion of any of the premises without the written consent of the Lessor.

Such lights, power, water or other facilities or utilities as may be necessary or desired by the Lessee shall be furnished by the Lessee at its own expense and the Lessor shall in no way be responsible for any of the charges for such services and utilities.

It is further understood and agreed that in the event the Lessee shall be adjudicated a bankrupt or should make an assignment for the benefit of creditors, or should submit any plan under the State or Federal laws calculated to alter the terms of this lease in any respect, or be placed in receivership, then, in either of such events, this lease shall thereupon terminate at

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