

as to the second or third years, but the
 distinction of the premises by fire, or by any other
 casualty shall terminate this agreement. And
 it is mutually understood that the Lessee shall
 make no repairs at the expense of the Lessor, and
 any alterations or improvements desired by the Lessee
 at his own cost must be done under the written
 sanction of the Lessor, and such alterations
 or improvements shall be surrendered to the Lessor
 on the Lessee's removal. And it is further agreed
 stipulated and understood by the parties to these
 premises that if the Lessor shall at
 any time be in arrears and unpaid, the Lessee
 shall have the right to annul and terminate this
 lease, and it shall be lawful for them to accept
 and forthwith repossess all and singular the above
 granted and leased premises. In witness whereof
 of the parties hereto do set their hand and
 seals this first day of June A. D. 1893.
 Signed, sealed, and delivered in presence of
 J. J. Turner.

John Ferguson Seal
 J. P. Miller Seal
 Percy Patton Seal

South Carolina
 Greenville County
 Personally came J. J. Turner,
 and makes oath that he saw the parties
 named John Ferguson, J. P. Miller & Percy Patton
 sign and seal the within written instrument
 before me
 July 28th 1893.
 Adam Galbreath Seal
 Notary Public
 S. B.

J. J. Turner

Recorded this July 29th 1893.