

## TITLE TO REAL ESTATE

at the rear of the main building, and which is separated from the main building by a race.

The Lessees agree, and as a part of the consideration for the use and occupancy of the premises, and at their own expense to install and maintain proper heating system, install and maintain wiring system for the use of electricity for the full occupancy of the premises, furnish material and labor, install and keep in repair adequate plumbing facilities including toilets for both men and women, install and maintain adequate water supply for fire protection and to keep the main building both interior and exterior painted at reasonably intervals as may be necessary for the protection of the property to keep in a reasonably tenatable condition the entire buildings on the premises excepting the annex separated from the main building by a water race, to keep the said buildings insured for an amount of not less than seventy-five hundred (\$7,500.00) Dollars against fire, wind tornado, explosions, and other feature which is or may be insurable and to pay all premiums therefore over and above the premiums for fire insurance alone up to \$7,500.00 which premium up to that extent shall be paid by the Lessor. It is futher agreed that in the event of loss by any contingencies above mentioned that the proceeds of the insurance shall be used to repair or restore any of the buildings as soon as reasonably possible, and should such buildings by any of the contingencies above mentioned be rendered unfit for use to the extent of fifty per cent or more, then a proportionate reduction in the monthly rental shall be made during such continuation of unfitness until repaired or restored; and in such cases any repairs or restoration shall be with the approval of the Lessor or his agent both as to material used, and workmanship. And in the event of total destruction by wind or other casualties and the proceeds of the insurance should be inadequate to restore the building, then this Lease may be terminated at the option of the Lessor and the Lessees shall have no claim against the Lessor for any sum whatsoever; and the proceed of the insurance shall go exclusively to the Lessor.

5. It is futher agreed that all rights, benefits and liabilities of the respective parties hereto shall inure to, and be binding upon the parties hereto, and their respective heirs, executors, administrators, successors and assigns.

6. It is mutually understood and agreed that the Lessees do not have the right to sublet the premises or any part thereof as covered by this lease to any individual or corporation for any other purpose other than for the manufacture of textile products or for the futherance and operation of their business, without the written consent of the Lessor, his legal representatives or assigns.

IN WITNESS WHEREOF, the parties hereto have signed their names and affixed their seals, in duplicate, the date and year first above written.

Signed, Sealed and Delivered- )  
ed in the Presence of: )

Cecile Smith )

Patrick C. Fant )

Witnesses as to B. S. H. )

Harris, party of the first )

part, Lessor. )

J. Albert Merritt, Jr. )

Jennie C. Merritt )

Witnesses as to A. L. Gold- )

smith, W. C. Clinkscales and )

H. S. Cox, parties of the sec- )

ond part, Lessees. )

B. S. H. Harris, Jr. (LS)  
Party of the first part, Lessor

A. L. Goldsmith (LS)

W. C. Clinkscales (LS)

H. S. Cox (LS)

Parties of the second part, Lessees