

TITLE TO REAL ESTATE

(2) That any fixture placed upon the demised premises by the Lessee shall remain its property and it shall have the right to remove the same upon vacating said premises.

(3) If the demised premises are damaged by fire or other cause, they shall be promptly repaired by the Lessor, and the rent or a proportionate part thereof, shall be abated until the premises have been restored. In the event of total destruction or damage, rendering the premises unfit for occupancy, the Lessee shall have the option of terminating the lease or continuing the same with abatement of rent as above provided.

(4) If, after the execution of this agreement, there should be levied by any branch of the Government taxes or license fees exceeding the existing taxes and license fees so as to make the operation of the Lessee's business unprofitable, said Lessee shall have the right to terminate this lease by giving the Lessor thirty days' written notice of intention to cancel.

(5) The Lessee at its option shall be entitled to the privilege of one successive renewals of this lease, each such renewal to be for a period of Three year and subject to all the terms and conditions herein expressed, at a monthly rental of Two Hundred Fifteen(\$215.00) Dollars.

Upon written demand by the Lessor the Lessee may be required within _____ days of the expiration of the original tenancy, or any renewal thereof, to elect whether or not it will exercise its renewal option for the ensuing year. In the absence of such demand, holding over after the expiration of the original tenancy, or any renewal period thereof, except the last of said periods, shall be considered an election to renew in accordance with the terms hereof.

(6) That the terms of this lease can only be altered by written agreement signed by the parties hereto.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and years first above written.

In the presence of:

A. D. Andrews

Katherine A. Hunt (L. S.)

P. Bradley Morrah, Jr.

Lessor

As to Lessor

Addie Poore

DIXIE-HOME STORES, INC. (L. S.)

James E. Hindman

BY: W. P. Newton, Sec-Treas.

As to Lessee

Lessee.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

PERSONALLY appeared before me P. Bradley Morrah, Jr. who, being duly sworn says that he saw Katherine A. Hunt as Lessor, sign, seal and as his act and deed execute the foregoing Agreement, and that he, with A. D. Andrews, witnessed the execution thereof.

Sworn to before me this 10 day of June, 1947.

Patrick C. Fant. (L. S.)

P. Bradley Morrah, Jr.

Notary Public for ---

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

PERSONALLY APPEARED before me Addie Poore who, being duly sworn, says that he saw DIXIE-HOME STORES, INC., by W. P. Newton as Sec-Treasurer, sign, seal and as to the act and deed of said corporation execute the foregoing Agreement, and that he, with Jas. E. Hindman witnessed the execution thereof.

Sworn to before me this 17th day of February, 1947.

Addie Poore.

Leslie Burnett (L. S.)

Notary Public for South Carolina.



3 on Assignment to Winn & Lovett Grocery Co. See Deed Book 544 Page 49.