It is further agreed that in the event one month's rent is in arrears and unpaid for a period of fifteen days, or in the event the improvements situate upon said premises are destroyed by fire or other casualty to such extent as to render the same unfit for occupancy by the Lessees, or in the event the Lessees are adjudicated bankrupt, in either event, this lease shall terminate at the option of the Lessor. However, should said premises at any time during the term of this lease become only partially damaged by fire or other casualty, then in such event the Lessor will repair said improvements within a reasonable time thereafter and should a portion of said premises be damaged to an extent that renders the same unfit for use by the Lessees, then in such event the rent for the period necessary to make such repairs shall be proportionately abated.

It is understood and agreed that the Lessees shall have the right to assign this lease or sublet the whole or any portion of the premises hereby leased.

.WITNESS the hands and seals of the parties hereto, this the 30 th day of March, 1949.

In the presence of:

= 25

Company

Lessees

STATE OF SOUTH CAROLINA

Recorded April 6th, 1949 at 12:49 P. M. #7980