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withheld. If the business is discontinued or the premises vacated, or if the Tenant shall be in default for ten ays or more in the payment of the rent, the Landlord, may, at their option, terminate this lease and take possession of the premises.

5. The premises shall not be sublet by the Tenant without the written consent of the Landlord.

TO HAVE AND TO HOLD the said premises unto the Tenant for the said term.

The destruction of the premises by fire, making it unfit for occupancy, shall terminate this lease.

The Tenant agrees to make good all breakage of glass or ther injuries done to the premises during the term of this lease, except such as are produced by natural decay, fire, lightening, windstorm, or other casualty.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of January, A. D. 1953.

IN THE PRESENCE OF:

Den Hong tos

frustee of the Estate of Alice J. Gunn

Gertrude L. Lipscomb

Landlord

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me DB who being first duly sworn says: That he saw the within named Gertrude L. Lipscomb, Trustee of the Estate of Alice J. Gunn and Gertrude L. Lipscomb, Landlord, and Emery Hill Stores Company, Inc. By: L. R. Hill, Tenant, sign, seal and as their act and deed deliver the foregoing lease and that he with the same witnessed the execution thereof.

SWORN to before me this 2nd day of January, A. D. 1953.

Den (Hon to

Recorded February 20th, 1953 at 4:36 P. M. # 4096