windows, locks, hinges, act., shall be done at the expense of the party of the second part. It is further agreed that in case the said building or any part thereof be destroyed by fire or be so injured by the elements or any other cause as to be untenantable and unfit for occupancy, then and in such event this Lease shall cease and determine and both parties released from further centimance of the same. And the said party of the second part covenants and agrees to pay to the party of the first part the said rent as herein specified for said building, the same to begin on the said 15th., day of August A.D., 1905., and that at the expiration of or other determination of this Lease, the said party of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements and destruction of the building or any part thereof excepted. And the said party of the first part covenants and agrees that the party of the second part on paying the ment as aforesaid, and performing all the covenants aforesaid, shall and may peaceably held and enjoy the demised premises for the time aforesaid: but upon its failing to pay the rent promptly when due as herein specified, the said party of the first part shall, have the right to annul and terminate this lease, and itshall be lawful for him to re-rent andforthwith repossess all and singular the premises

itshall be lawful for him to re-rent andforthwith repossess all and singular the premises hereby leased. In witness whereof the said parties hereto have interchangeably and in duplicate set their hams and seal, the said The J. Thomas Arnold Company having caused its

corporate name and seal to be affixed and these presents to be subscribed by its President and Treasure, who is authorized under the constitution and by law of said corporation to sign the same, this the IIth., day of September A.D. 1905.

Signed, sealed and delivered in the presence of: J.F. Hodges, paryt of the first part (L.S.).

J.M. Jordan. The J. Thos Arnold Co, party of the second part (L.S.)

Oscar Hodges.

By J. Thos. Arnold, President & Tres. (Seal)

State of South Carolina,

County of Greenville.

Personally appeared before me J.M. Jordan and made oath that he saw the within named J.F. Hodges and J. Thos. Arnold, as President and Treasure of the J.Thos. Arnold Company a corporation of said state, sign, seal and as the act and deed of said J.F. Hodges and of said corporation, deliver the foregoing instrument, and that he with Oscar Hodges witnessed the due execution thereof.

J.M. Jordan.

Sworn to and Subscribed before me this the IIth., day of September A.D. 1905. Oscar Hodges, (Seal)

Notary Public, for S.C.

Recorded this 25th day of No vember 1905.