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- executors, administrators, or assigns, will keep all glass, plumbing, water and gas pipes, furnace with connections, wires, locks and keys in as good repair as when received, at his own expense during the term of the lease; and at the expiration of said term will move his or their goods and effects, and those of all persons claiming under him or them and will peaceably yield up to the lessors, their successors or assigns the said premises, and all erections and additions made to or upon the same in good repair, order and condition in all respects, damage by fire or other unavoidable casualty excepted; and that no trade or occupation shall be carried on upon said premises or use made thereof which shall be unlawful, improper, noisy, or offensive, or contrary to any law of the commonwealth, or ordinance or by law of the City of Greenville, S.C. for the time being in force, or injurious to to any person or property; and will not use the premises or permit them to be used in any manner to increase the insurance thereon; and will not suffer or permit strip or waste on the premises; and will keep the premises in as good and tenantable condition as received, reasonable wear and tear excepted; and will keep sufficient zinc at all times under the stoves in the building; and, at the option of the lessors, shall occupy the premises as a tenant from month to month, and under no other terms should the lessee, or his executors, administrators or assigns hold over after the expiration of the term, or after forfeiture incurred, without it is otherwise agreed by the lessors in writing and the lessee, his executors, administrators, or assigns, shall pay the lessor a reasonable attorneys fee should the lessors be resisted or obstructed in a rightful endeavor to recover possession of the premises; and the lessee, or his executors, administrators, or assigns shall pay all water, gas, light, heat and all other rent, taxes and assessments of every description for term being, payable in respect of said premises, except state and County and City Taxes and insurance rate upon the house; and the lessee, or those claiming under or through him, shall not make any alterations or additions on the premises during the term without the written consent of the lessor, and neither the lessee, nor his executors, administrators or assigns shall hold the lessor liable for any repairs without they have previously been authorized in writing to make such repairs; and all property of any kind that may be on the premises shall be at the risk of the lessee or those claiming through or under him and the lessors, their successors or assigns, shall not be liable to the lessee or any other person for any injury, loss, or damage to any person or property in said building; and that the lessors, their successors or assigns, or their agents, may during the said term, at seasonable time enter to view the said premises, and may remove placards and signs not approved and affixed as herein provided, and make repairs if they should elect so to do; and the lessee shall execute a bond binding on his heirs, executors, administrators and assigns in the sum of \$1000.00 with good and sufficient sureties for the due performance of the contract or give other security agreeable to the lessors for the due performance of this contract: Provided always that, in case the said premises or any part thereof, or the whole or any part of the building of which they are a part, shall be taken for any street or other public use, or shall be destroyed or damaged by fire or other unavoidable casualty, or by the action of the city or other authorities, after the execution hereof and before the expiration of the said term, then this lease and the said term shall terminate, at the election of the lessors, or their successors or assigns, or if they shall not so elect, then, in case of any such taking or destruction of or damage to the demised premises, a just proportion of the rent hereinbefore reserved, according to the nature and extent of the injury sustained by the demised premises, shall be suspended or abated until the demised premises, or what remain thereof, shall have been put in proper condition for use and occupation.

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