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It is further agreed that the Lessor will, during the term of this lease, pay all taxes on the real estate and improvements located on said property, all premiums of insurance carried on the said improvements, and, at his own cost and expense, keep the demised premises in a good tenantable condition, and make such repairs to the roof, side walls, floors, ceilings, and other portions of the premises as may from time to time be necessary for the proper use of said premises by the Lessees for the purposes herein mentioned.

Should the building on said premises be destroyed or so damaged by fire as to be rendered unfit for occupancy, the rent herein provided, or a proportionate part thereof, shall be adated until said premises shall be restored by the Lessor, or this lease may, at the option of the Lessor, be declared terminated.

In the event of the bankruptcy of the Lessees, or in the event they should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease immediately terminated and may take possession of the premises.

Should the Lessees fail to pay any installment of the rent provided herein within fifteen days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessor may, at his option, either declare the rental for the entire term immediately due and payable and proceed to collect the same or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, this the day and year first above written.

In the Presence of:

Lois Wood
Ruby Lockaby

T. J. Seyle (LS)
Lessor

As to Lessor.

Lois Wood
Ruby Lockaby

James A. Harris (LS)
Ralph H. Peden (LS)

As to Lessee.

Partners trading as Sample
Department Store,
Lessees.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Ruby Lockaby, and made oath that she saw the within named T. J. Seyle, as Lessor, sign, seal and as his act and deed deliver the foregoing written Lease, and that she saw James A. Harris and Ralph Peden, partners trading as Sample Department Store, sign, seal and as their act and deed deliver the foregoing written Lease, and that he, with Lois Wood, witnessed the execution thereof.

Sworn to before me this 12 day of December, 1944.

Ruby Lockaby.

P. B. McCauley (LS)

Magistrate for South Carolina.

S. C. Stamps \$1.44