

It is agreed that the Lessees, at their expense, may make any alterations and improvements necessary to facilitate proper and orderly conduct of their business, and to build any addition to the present building in the rear thereof, or to construct a separate garage between the rear of the present building and the 10-foot alley: PROVIDED, said alterations and improvements shall be made in such manner as not to injure the building on the premises herein leased.

It is understood and agreed between the parties hereto that in case any dispute shall arise out of or in connection with the lease, then, and in that event, such dispute shall be submitted to arbitration, the Lessor to select one party and the Lessees to select one party, who shall act as arbitrators; that if the said arbitrators so selected cannot agree they shall call to their assistance a third arbitrator, any award made by the arbitrators, or any two of them, shall be binding upon the Lessor and the Lessees.

The Lessees agree at the expiration of this lease, to quit and surrender the leased premises to the Lessor in as good condition as they are at the beginning thereof, reasonable wear and tear excepted.

IN WITNESS WHEREOF, the Lessor and the Lessees have duly executed this lease the date and year first above written.

Signed, sealed and delivered

Sunie F. Ferguson (L. S.)

in the presence of:

Lessor.

Mary Alice Wood

S. W. Summey (L. S.)

Robert Wood

W. W. Cole (L. S.)

and C. S. Willingham (L. S.)

Trading under the firm name of Cole

Paint and Hardware Company,

Lessees.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PERSONALLY appeared Robert Wood and made oath that he saw the within named Sunie F. Ferguson, Lessor, and C. S. Willingham, S. W. Summey and W. W. Cole, trading under the firm name of Cole Paint and Hardware Company, Lessees, sign, seal and as their act and deed deliver the within written instrument, and that he with Mary Alice Wood witnessed the execution thereof. Sworn to before me this the 8 day of November, 1946.

R. N. Ward (L. S.)

Robert Wood.

Notary Public for S. C.

S. C. Stamps \$3.00

Recorded November 8th, 1946 at 3:38 P. M. #19005 BY: E.G.