

It is further understood and agreed that if the business of the Lessees is discontinued or the premises vacated before the expiration of this Lease, or should the rent become thirty (30) days in arrears, that the whole unexpired term becomes immediately due and payable, or the Lessor may cancel this Lease at his option.

The Lessees further agree that if the insurance rate on said premises be increased by reason of the occupancy of the Lessees, that they will pay to the Lessor the amount of the increased cost of the insurance carried by the Lessor on said building. The said Insurance not to apply in excess of Ten Thousand Dollars (\$10,000.00) insurance now carried by the Lessor.

TO HAVE AND TO HOLD the said premises unto the said Lessees, their executors or administrators for the said term. It is agreed that the destruction of the premises by fire or the making of them unfit for occupancy from other casualties, shall terminate this Lease if the Lessor so desires.

Elias Conits struck out before signing
The Lessees hereby acknowledge having a duplicate of this Lease.

WITNESS our Hands and Seals this the 6th day of April, 1949.

Signed, Sealed and Delivered in the presence of:

W. J. Sullivan (SEAL)
LESSOR

Emilie McCormick

George Conits (SEAL)

W. D. Workman

Mary Conits (SEAL)

LESSEES

State of South Carolina,
County of Greenville.

PERSONALLY appeared before me Emilie McCormick, who, on oath, says that she saw the within named W. J. Sullivan and George Conits, Mary Conits and ~~Elias Conits~~ sign, seal and as their act and deed deliver the within written Lease, and that she with W. D. Workman witnessed the execution thereof.

Emilie McCormick

SWORN to before me this the 6th day of April, 1949.

W. D. Workman (LS)
Notary Public for South Carolina.

Recorded April 7th, 1949 at 11:58 A. M. #8118