

the nine months beginning July 1, 1950, and ending March 31, 1951. Beginning on April 1, 1951, such monthly payments shall automatically be increased to \$1,100.00 per month, payable as aforesaid.

As a condition precedent to taking possession, Tenants shall, in addition to paying the first month's rent in advance, deposit with The First National Bank, Greenville, South Carolina, as Escrow Agent, the sum of \$1,100.00 to be held by such Escrow Agent under the terms and conditions hereinafter specified.

The Tenants have examined the premises, and accept same in its present condition. Owners do not warrant the condition of the premises in any respect.

Within a reasonable time after April 1, 1951, Tenants shall (may), at their own expense, demolish the filling station building and the appurtenances thereto now leased to the Shell Oil Company and thereby convert the 65 by 80 foot northeast corner of premises to use for parking facilities as aforesaid.

This lease may be cancelled as of July 1, 1951, or July 1, 1952, or July 1, 1953, or July 1, 1954, by Owners giving 60 days written notice, prior to the respective dates, to Tenants of their intention to cancel, or by Tenants giving such notice to Owners or their agent duly appointed for such purpose. In either event, a duplicate copy of such notice of intention to cancel shall at the same time be delivered or mailed to Escrow Agent.

The following additional stipulations are hereby declared to be conditions of this lease:

ALTERATIONS AND MAINTENANCE:

- 1 - The Tenants covenant to keep the premises generally in as good repair as when received, at their own expense, during the term of this lease, ordinary wear and tear and natural decay excepted, unless damaged by lightning or other natural causes, or fire not caused by Tenants' fault. Tenants agree to keep the premises clean, neat, and free from rubbish.
- 2 - The sidewalks in and around said premises shall not be obstructed for any purposes other than those of ingress or egress.
- 3 - The Tenants will, at the Tenants' own cost and expense, make all necessary repairs and renewals of whatever nature, and keep the premises in good condition, and Tenants shall return said premises in good condition to the Owners at the end or termination of this lease, ordinary wear and tear excepted. It is expressly understood that Owners will not be liable for the costs of any repairs or alterations made by Tenants and that, should the Tenants fail to make any necessary repairs, the Owners may make such repairs at the expense of the Tenants.
- 4 - The Tenants shall not make any alterations or additions to the premises without first securing Owners' written consent.
- 5 - All alterations, additions, or improvements that may be made by any of the parties, except movable furniture, fixtures and equipment put in at the expense of the Tenants, shall inure to the benefit of the Owners and shall belong to the Owners absolutely as soon as made or installed.
- 6 - Tenants shall have the right, at the termination of this lease, to remove any business furniture, fixtures or equipment that were purchased or provided by the Tenants and are susceptible of being moved, without damage to any building on the premises, provided Tenants exercise such right before the lease is terminated.