

It is mutually understood and agreed that if the business is discontinued or the premises vacated before the expiration of this lease, then the whole of the unexpired time becomes immediately due and payable, and that should the Lessee fail to pay any rent within 30 days after it becomes due, the Lessor at his option may terminate this lease. Should the premises be destroyed or damaged by fire, so as to become unfit for use, the rental shall abate until such time as the premises are restored and become usable.

The Lessee agrees that he shall not assign this lease, without the written consent of the Lessor, and that all stock of merchandise and fixtures and equipment belonging to Lessee shall stand as security for the payment of rent.

IN WITNESS WHEREOF the parties above named have hereunto set their hands and seals, in duplicate, this the 1st day of March 1951.

Signed, sealed and delivered in the presence of:

Campbell & Pierson, Partners,
By J. E. Campbell L.S.
Lessor.
T. W. Simpson L.S.
Lessee.

Wm Rest
W.D. Workman

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE :

PERSONNALLY APPEARED Wm Rest,

who, on oath, says that he saw J.E. Campbell and T.W. Simpson sign, seal, and as their act and deed deliver the within written Lease, and that he with W.D. Workman witnessed the execution thereof.

SWORN TO BEFORE ME THIS

Wm Rest

1st day of March 1951.

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