

in any part without the written consent of Lessor.

The Lessee covenants and agrees with the Lessee that he will use said premises only for the purposes of operating a cafe, and that he will not use or permit said premises to be used for any unlawful purposes or permit thereon anything which may be or become a nuisance, and that he will not permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire or other casualty, nor which may render any increase or extra premium payable for such insurance.

The Lessee further covenants and agrees that at the expiration of the term of this lease, he will deliver up said premises in as good condition as they shall have been at the beginning of the term, natural wear and tear alone excepted.

At any time within six months from July 10, 1952, Lessee shall have the absolute right to purchase said premises from Lessor for the sum of \$10,500.00.

If the business is discontinued or the premises vacated before the expiration of the lease, then the whole of the unexpired time becomes immediately due and payable. The destruction of the premises by fire or other casualty making it unfit for occupancy, or one month's arrear of rent shall terminate this lease at the option of the Lessor.

In the event of bankruptcy or receivership of the Lessee or his assigns, or should the Lessee make any assignment for the benefits of creditors, the Lessor may at its option declare this lease immediately terminated and take possession of the premises, or should the Lessee fail to pay any installment of the rent within thirty days after the same shall become due or fail to perform any of the terms herein, the Lessor may at its 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.

STATE OF SOUTH CAROLINA

County of Greenville

Personally appeared before me C. Victor Pyle, Attorney for Homer Styles, who being duly sworn deposes and says that he is the bona fide owner and holder of the within Bond and Mortgage that the same has not been assigned hypothecated or otherwise disposed of and that the same has been lost or destroyed and after diligent search cannot be found. That deponent has full authority to mark the Mortgage as lost and cancelled of record.

SWORN to before me this 29 day of May 1956
Allie Jarnsworth
Notary Public for S. C.

C. Victor Pyle
attorney for Homer Styles

Filed for record 29th day of May 1956 at 10:45 o'clock AM # 13711