

In event the lessee is adjudged bankrupt, or is placed in receivership, this lease shall end.

The property hereby leased is described as follows:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, situate in the City of Greenville County of Greenville, State of South Carolina, on Pendleton Street, having the following metes and bounds, according to survey of C. E. Riddle, September 2, 1960, - copy of which is hereto attached, to wit:

BEGINNING at a point on Pendleton Street, corner of property of James F. Davenport et al., and running thence N. 70-11 E. 114.65 feet to corner of property of R. L. Haden; thence with Haden's line, S. 26-05 E. 68.9 feet to fence post, thence S. 44-37 E. 31 feet to iron pin; thence S. 69-23 W. (along property line of R. C. Collins) 115.45 feet to an iron pin in line of property of James F. Davenport et al.; thence with said Davenport property line N. 31-12 W. 100.1 feet to the beginning corner.

In event the lessee shall fail to perform his part of this agreement in any of the particulars herein provided, the lessor may declare this lease at an end, except - that default in the payment of any monthly rental instalment that does not remain in arrears for as much as one month shall not be cause to declare the lease ended, but default in the payment of any monthly rental instalment for one month or longer shall be good and sufficient cause for the lessor to declare this lease at an end. If the lease is ended by declaration of the lessor for any cause herein provided, then the option to renew shall cease.

IN WITNESS WHEREOF, the parties hereto do hereby bind themselves, their heirs, personal representatives and assigns, to the faithful performance of this agreement, firmly by these presence, this the 20 day of January, 1961.

SIGNED, SEALED and DELIVERED in the PRESENCE of:

Mrs. L. A. Cannon
J. P. Cannon

Robert H. Eskew (SEAL)
ROBERT H. ESKEW, LESSOR
J. L. DuBoise (SEAL)
J. L. DUBOISE, LESSEE

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