7. CONDITION AND REPAIR OF IMPROVEMENTS: Lessee agrees that the premises and improvements thereon have been examined and that Lessee knows the condition thereof and acknowledges the receipt of same in good order and repair (except as otherwise specified) and that no representations as to the condition or repair thereof have been made by Lessor or anyone representing Lessor, and Lessee further agrees to keep said premises in a clean and healthful condition and to make all necessary repairs, and to comply with all applicable laws, ordinances and regulations relating to Lessee's use of the premises, all at Lessee's sole expense, and upon expiration of this lease or its prior termination as herein provided, to deliver to Lessor immediate possession of said premises and the premises and the effect of the premises and the premises and the effect of the premises and the premises and the premises and the effect of the premises and the premises and the effect of the premises and the pre

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- 8. RE-ENTRY ON DEFAULT: Provided always, and this lease shall be subject to the expresss condition, that if Lessee shall at any time fail or neglect to perform and observe any of the covenants and conditions or agreements herein contained on the part of Lessee to be performed and observed, then in such case it shall be lawful for Lessor to re-enter into or upon said leased premises, and to hold and enjoy the same thenceforth as if these presents had not been made, without prejudice to any right of action or remedy which may otherwise be used in respect to any breach of this lease. It is further agreed that upon the termination or cancellation of this lease, or on any default by Lessee in the payment of rental, or upon the breach by Lessee of any of the covenants and agreements herein contained to be kept by Lessee, or in the event of bankruptcy or insolvency of Lessee, or in the event that an execution be issued against Lessee, or in the event Lessee abandons the premises, then and in the event of the happening of any of the aforesaid contingencies, Lessee hereby authorizes and empowers any attorney of any court of record within the United States or elsewhere to appear for Lessee and confess judgment forthwith against Lessee and in favor of Lessor in an amicable action of ejectment for the premises above described with all the conditions, fees, releases, waiver of notice, waiver of stay of execution, exemption and condemnation as may be provided by the laws of the state in which said premises are located, and Lessee further authorizes the entry of such action, confession and judgment therein, and the immediate issuing of Habere Facius Possessionem, with or without clause of Fieri Facias for costs, or any other appropriate writ as may be provided by the laws of the state in which said premises are located for acquiring possession of the premises, with appropriate writ for the collection of costs without leave of court.
- 9. NOTICES: It is further agreed that all notices required under this lease shall be deemed to be properly served if delivered in writing personally, or sent by registered mail addressed to Lessee at 113 Melville Ave., Greenville, S. C. or to Lessor at its office at PO Box 5077, Atlanta 2, Georgia

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In Witness Wherenf, the parties hereto have executed this instrument the day and year first above written.

WITNESS:

R. W. Davis

F. V. Hicks

H. H. Austin

Lessee (Helen K, Psillas)

*10. Notwithstanding the provisions contained in Paragraph 7 above, the Lessee shall have thirty (30) days notice in which to remove the Lessee's buildings and improvements from said property.

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