

- sewer or gas pipes or any other leaks of any kind during the continuance of this lease.

IT IS FURTHER UNDERSTOOD AND AGREED, That the parties of the second part are not to allow any quantity of excelsior, paper boxes or other combustible material to remain on said premises during the continuance of this lease, but shall keep the same as free therefrom as possible; and the parties of the second part agrees to do no up-holstering or repair work on the premises, except repairs made by parties of the second part on their own furniture. AND, IT IS FURTHER AGREED, That in case said building or any part thereof be destroyed by fire or be so injured by the elements or any other cause as to be untenable and unfit for occupancy, then and in such event this lease shall cease and determine and all parties released from further continuance of the same. AND the said parties of the second part covenants and agree to pay to party of the first part the said rent as herein specified for said building, the same to begin on the said 1st. day of September 1912, and at the expiration of or other determination of this lease, the said parties of the second part will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements and destruction of the building or any part thereof excepted. AND the party of the first part covenants and agrees that the parties of the second part on paying the rent as aforesaid and performing all the covenants aforesaid shall and may peaceably hold and enjoy the demised premises for the time aforesaid; but upon their failure to pay the rent promptly when due, as herein specified, the said party of the first part shall have the right to annul and determine this lease, and it shall be lawful for him to reenter and forthwith repossess all and singular the premises hereby leased.

IN WITNESS WHEREOF: The said parties hereto have interchangeably and in duplicate set their hands and seals, this the 24th, day of June A.D. 1912.

Signed, sealed and delivered

in presence of:

J.H. James,

L.A. James,

J. F. Hodges, (L.S.)  
Party of the first part.  
Wm. D. Metts, (L.S.)

W.M. James, (L.S.)  
Parties of the second part.

State of South Carolina,

County of Greenville.

Personally appeared before me J.H. James and made oath that he saw the within named J.F. Hodges, and W.D. Metts and W.M. James sign, seal and as their act and deed deliver the foregoing written instrument for the uses and purposes therein mentioned, and that he with L.A. James witnessed the execution thereof.

Sworn to and subscribed before me,

J.H. James

This the 24th, day of June, 1912.

W.C. Beacham (SEal)

Notary Public for S.C.

Recorded for June 28th, 1912.