

provisions for one year after such expiration; and so to continue from year to year, until such notice be given by either party, previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, or the injury of the same to such an extent as to make them uninhabitable, shall terminate this agreement.

And it is mutually understood that the Lessee shall make no repairs at the expense of the lessor, and any alterations or improvements desired by the Lessee at its own cost, must be done under the written sanction of the Lessor and all such improvements or alterations shall be surrendered to the Lessor on the Lessees removal.

The Lessee shall make good all breakage of glass, and all other injuries done to the premises during its tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents, that if one months rent shall at any time be in arrear and unpaid, the Lessor shall have the right to annul and terminate this Lease, and it shall be lawful for her to re-enter and forthwith re-possess all and singular the above granted and leased premises.

And it is further stipulated and understood by the parties to these presents that the Lessee is to make good all increase of fire insurance premiums on the Emaxcee Building by reason of its occupancy of a part of the same and that the Lessee shall have the right to make such alterations as may be necessary, such as cutting any arch between the two store rooms, cementing basements, constructing flues, etc.

In Witness whereof, the party of the first part, called the Lessor, has hereunto set her hand and seal and the party of the second part, called the Lessee, has caused its name to be signed and its corporate seal affixed hereto, by its officers duly authorized so to do, this the 15th, day of December A.D. 1916.

Signed, sealed and delivered

in the presence of:

Max Williams,
J. Norwood Cleveland,
Oscar K. Mauldin,
J. Norwood Cleveland.

Mrs. Elizabeth M. Cleveland, (Seal)

The Piedmont Company, (Seal)

By Geo. R. Koester,
President.
Alex Macbeth,
Secretary.



State of South Carolina,

County of Greenville.

Personally appeared before me J. Norwood Cleveland who upon oath says that he saw the within named Mrs. E.M. Cleveland, sign, seal and deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with Max Williams witnessed the same.

Sworn and subscribed to before me, this

the 15th, day of December A.D. 1916.

J. Norwood Cleveland

Eugene Pollard (Seal)

Notary Public for S.C.

State of South Carolina,

County of Greenville.

Personally appeared before me J. Norwood Cleveland, who upon oath says that he saw The Piedmont -