

be adjudged bankrupt or shall become insolvent or make an assignment for the benefit of creditors, or shall abandon said premises or shall use the same for any other purposes than those above specified, or shall make default in or violate any of the conditions hereof, then it shall be lawful for said owner or his agents, without suit or process, to forthwith or within a reasonable time thereafter declare this lease terminated, enter upon said premises and resume the possession thereof, and remove all persons therefrom as tenants holding over after the expiration of their lease and for non-payment of rent; and the said lessees hereby waive notice from said landlord of such intention or fact or termination; and in such event such lease shall, at the option of said landlord, forthwith terminate; and upon the termination of this lease or any extension thereof in any manner the said lessees hereby agree to immediately remove from said premises and to surrender to said landlord the peaceable possession thereof in as good condition as the same shall be in when received by said lessees, reasonable wear and tear and use thereon excepted.

And it is further agreed that should said building be damaged by wind storm or lightning or by fire or other accident not caused by the negligence of said lessees, or of any other person on the premises by their permission, express or implied, the said owner shall repair such damage as early as practicable unless it amounts to fifty per cent. or more of the value of said building, in which case he shall, within two weeks after notice of such injury, elect whether he will repair and restore such building, to its former condition (in which case this lease shall continue as though no such injury had occurred and the rent shall be abated or reasonably diminished during the period in which such building shall remain untenable) or whether he will not so repair and restore said building (in which event he shall within said period of two weeks give written notice of such election to said lessees, who will at once remove and surrender possession of such premises) and in such event this lease shall immediately become null and void;

And it is further agreed that in the event of litigation or disagreement regarding any of the terms of this lease or the occupancy of said premises or any other matter relating thereto it shall be lawful for any Judge of the Court of Common Pleas for said State, upon application to him, ex parte or otherwise, on behalf of said owner, at chambers or in open court, either in or out of the County of Greenville, to appoint, without notice to said lessees, a receiver for said premises, to take possession thereof, or to collect the rents thereof and hold the same for the benefit of said owner pending such litigation or until the adjustment of such disagreement.

And it is further agreed that said owner and his agents shall have the right and privilege at all reasonable times to inspect said premises.

And it is further agreed that the terms and conditions hereof shall extend to and bind the heirs, executors, administrators, successors and assigns of the parties hereto, respectively.

In witness whereof the parties hereto have set their hands and attached their seals to duplicate copies hereof on the day and year first above set forth.

Signed, sealed and delivered
in the presence of:
Mary R. Nesbitt, As to parties of second part:
E.M. Blythe.

Mary R. Nesbitt, As to party of first part.
Oscar Hodges.

L.O. Patterson, (Seal)
Party of the first part.

Fred H. Cooper, (Seal)
M.B. Bridges, (Seal)
Coopers Garage Inc. (Seal)
By Fred H. Cooper,
President
And M.B. Bridges,
Secretary and Treasurer
Parties of the Second part.

(next page)

State of South Carolina,

County of Greenville.

Personally appeared before me Mary R. Nesbitt and made oath that she saw the within named L.O. Patterson, party of the first part, sign, seal and as his act and deed deliver the within written contract, and that she with Oscar Hodges witnessed the execution thereof.

Sworn to before me this 22,

day of November A.D. 1917.

Mary R. Nesbitt

Oscar Hodges (L.S.)

Notary Public for South Carolina.

State of South Carolina,

County of Greenville.

Personally appeared before me Mary R. Nesbitt and made oath that she saw the within named Fred H. Cooper, Martin B. Bridges, and Coopers' Garage Inc., a corporation (by its duly authorized officers, Fred H. Cooper, President and Martin B. Bridges, Secretary and Treasurer) parties of the second part sign, seal and as their act and deed deliver the within written contract and that she with E.M. Blythe witnessed the execution thereof.

Sworn to before me this 21st,

day of November A.D. 1917.

Mary R. Nesbitt

E.M. Blythe (L.S.)

Notary Public for South Carolina.

The term of the above lease began on May Seventh, 1918, on which date possession was given and the building was occupied by the lessees.

L.O. Patterson,

M.B. Bridges.

Recorded January 27th, 1920.