

It is further agreed that if the premises or building thereon are so injured or destroyed as to render them unfit for use and occupancy as a store-room and offices (said premises to be used for said purposes), thereupon this lease may terminate at the option of either party hereto; that this lease shall not be assigned nor the premises sublet without the written consent of the Lessors; that if the rent is not paid within five days at any time after the same shall have become due, this lease may be terminated at the option of the Lessors.

Upon Lessees paying the rent as herein provided and at the time stated and keeping and performing all the other terms and conditions herein stated, they may have peaceable and quiet possession of the premises hereby demised for the term aforesaid, but upon failure to pay the rent as provided and at the time stated or failure to carry out the terms, conditions and stipulations as herein provided; Lessors may thereupon terminate this lease, remove all persons therefrom, re-enter and take possession. Lessees will quit and surrender said premises in as good condition as when they received same.

The lease of Gower-McBee Electric Company by mutual consent is hereby cancelled.
Witness the hands of the parties hereto in duplicate the day and year first above written.

In the presence of:

L.Y. Smith,
Harry M. Pickett.

C.J. Morgan, (Seal)
Jas. H. Morgan, Jr., (Seal)
Gower-Barr Elec. Co.,
By T. Chas. Gower, Pres. (Seal)

State of South Carolina,
County of Greenville.

Personally comes before me L.Y. Smith who on oath says he saw the within named Clinton J. Morgan, Jas. H. Morgan, Jr., and T. Chas. Gower sign, seal and as their act and deed, deliver the foregoing lease, and that he with Harry M. Pickett witnessed the execution thereof.
Sworn to and subscribed before me

the 9th, day of March 1921.

L.Y. Smith

W.B. Boyd (Seal)

Notary Public for S.C.

March 9th, 1921.

Gower-Barr Electric Co.,
Greenville, S.C.

Dear Sirs:

Referring to our lease dated March 9th, 1921 wherein it is provided that the rent shall be paid within five days we hereby agree that should you find it necessary to extend this time to fifteen days instead of five days same will be satisfactory to us. This letter to become a part of and to be attached to our lease.

Yours Truly.

C.J. Morgan,
Jas. H. Morgan, Jr.

Recorded October 13th, 1922.

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