

six months before the expiration of the term of this lease, the said Tenant shall have the privilege to renew this lease, or re-rent said property, upon the terms then to be agreed upon by the parties hereto.

It is further understood and agreed that any alteration made on said premises shall be made by said Tenant at his own expense, provided however before any alteration shall be made said Tenant shall execute a bond with some acceptable surety company, as surety thereon, in the sum of One Thousand (\$1,000.00) dollars, conditioned upon the restoration of said premises to their present status, upon the vacating thereof by the said Tenant.

It is further agreed that if said premises are so injured or destroyed as to render them unfit for occupancy, this lease may be terminated by either party thereto.

It is further agreed that the Tenant is to take the building just as it stands, unless otherwise agreed upon in writing, and the Tenant only requires of the Landlord the use of the premises for the business mentioned but no other. The Landlord to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the Landlord not to pay any damage from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the Landlord so desires and give notice of same in writing.

If the business is discontinued, the Tenant fails or goes into bankruptcy, or the premises vacated before the expiration of the lease, then the whole of the unexpired term becomes immediately due and payable, or the said Landlord may terminate same.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the Landlord, before being erected.

The Tenant agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, nor subrent without Landlord's written consent.

In Witness whereof, the said Landlord does hereunto set his hand and seal, and the said Tenant does hereby affix its Corporate Seal, and execute this lease by its proper officers, of this the day and year first above written.

Signed, sealed and delivered in the presence of
Mary H. Mc Kinney
F. B. Moffett

E. M. Wharton (Seal)
Carolina Piggly Wiggly Stores (Seal)
By P. W. Fairley V. Pres (Seal)

State of South Carolina
County of Greenville

Personally appeared before me, Mary H. Mc Kinney, who upon oath says that she saw the within named E. M. Wharton and the Piggly Wiggly Stores, a corporation by P. W. Fairley Vice Pres and its proper officers sign, seal and do his act and deed deliver the foregoing lease, and that she with F. B. Moffett, witnessed the execution thereof, sworn to and subscribed before me this 6th day of May, 1922.



Frank F. Martin (Seal)
Notary Public for South Carolina

Mary H. Mc Kinney

Recorded June 2nd, 1922

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