

on the said premises or building against fire, and the Tenant shall have the right to make alterations, changes and improvements to and remodel the premises, inside and outside, at his own expense, provided that the work thereof shall be done in conformity with the buildings laws of the City, County and State, but no addition or alteration to or upon the the said premises shall be made which will endanger the safety of the building, and the Landlord covenants and agrees upon demand at any time after the execution of this lease to properly execute or cause to be properly executed, and deliver to the Tenant all applications, consents and other instruments which may be necessary or required by any and all public or quasi-public authorities or individual permitting and authorizing such alterations, changes, improvements and remodeling.

7. The Tenant will not assign this lease, without the written consent of the Landlord, nor let, nor underlet the demised premises for any business deemed more hazardous on account of fire than the business of Tenant.

8. That the Landlord, her legal representative or assigns, may during the term at reasonable times enter to view the premises, and at any time within three months next before the expiration of the said term may affix to some suitable part of the said premises a notice for letting or selling the premises, or building, and keep the same affixed without molestation.

9. It is also agreed that in the event that the said demised premises shall be so damaged or destroyed by fire, act of God or otherwise, so that the same cannot be repaired within sixty days, then in that event, at the option of the Tenant, this lease shall cease and come to an end, and any unearned rent paid in advance by the Tenant shall be refunded, but if the said premises shall be restorable within sixty days it is especially agreed that the Tenant, ~~shall~~ continue the lease after the Landlord shall have restored said premises and a just proportion of the rent hereinbefore reserved, according to the extent of the injury or damage sustained by the demised premises, shall be suspended and abated until the demised premises shall have been put in proper condition for use and occupation, to which end the Landlord agrees to use due diligence.

10. Provided also that the Tenant, his successors or assigns, do or shall neglect or fail to perform or observe any of the covenants contained in these presents, and on their part to be observed and performed, and are so notified in writing by the Landlord through registered mail, or if the estate hereby created shall be taken on execution, or if the Tenant, his successors and assigns, shall be adjudicated bankrupt or insolvent according to law, or if an assignment of their property shall be made for the benefit of creditors, then and in any of the said cases the Landlord her legal representatives, successors, or assigns lawfully may immediately, ten days after sending said registered notice enter into and upon the said premises or any part thereof in the name of the whole, and repossess the same as of her former estate, and expel the Tenant and those claiming under and through them and remove their effects (forcibly if necessary) without being deemed guilty of any manner of trespass, and without prejudice to any remedies which might otherwise be used for arrears of rent or proceeding breach of covenant, and upon entry as aforesaid this lease shall determine. The said Tenant, for himself and all persons claiming under him, waives the right to redeem said premises hereby demised, after a warrant to dispossess said Tenant shall have become -

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--- effective or after re-entry by the said Landlord by process of law, as hereinbefore provided.

11. In states where leases are subordinate to any mortgage which shall, at any time, or from time to time, be placed upon the demised premises, or any part thereof, the Landlord agrees that no mortgage or mortgages shall be made against the property of which the demised premises form a part in excess of seventy per cent. of the then assessed value of the property.

12. The Landlord covenants that the Tenant on paying the rent and performing all the covenants on his part to be performed shall and may peaceably and quietly have, hold, and enjoy the said demised premises for the term aforesaid.

13. The Tenant shall not be liable for any loss, or damage to any other portion of said premises or to the premises hereby demised arising from any acts of neglect of co-tenants or other occupants of said building or by any other person not in his employ.

14. The Lessor reserves the right in case she wishes at any time, during the continuance of this lease, to build on the rear portion of the lot of ground which this building is situated and if it becomes necessary to close the windows or a door in the rear or side of this building, that she shall have the right without costs to her to do so or shall there be abatement of any portion of the rental on account of having done so.

And it is further understood and agreed that the covenants and agreements contained in the foregoing are binding upon the parties hereto and their respective heirs, administrators, successors, legal representatives and assigns.

In witness whereof, the parties hereto have hereunto set their hands and affixed their respective seals the day and year first above written.

J.W. Fernander,

Irene M. Baker (L.S.)  
Landlord's signature.

W.A. Bledsoe.  
Witnesses to Landlord signature.

D.B. Leatherwood,  
M.T. Osteen.  
Witnesses to Tenant's signature.

I. Saul (L.S.)  
Tenant's signature.

State of South Carolina,  
County of Greenville.

Personally appeared before me M.T. Osteen and made oath that she saw the within named I. Saul, sign, seal and as his act and deed deliver the within written instrument, and that she with D.B. Leatherwood witnessed the execution thereof.  
Sworn to and subscribed before me this the 26th, day of June, A.D. 1922.  
D.B. Leatherwood (Seal)  
Notary Public for South Carolina.

M.T. Osteen

State of -  
County of -

Personally appeared before me W.A. Bledsoe and made oath that he saw the within named Irene M.-Baker, sign, seal and as her act and deed deliver the within written instrument, and that he with J.W. Fernander witnessed the execution thereof.  
Sworn to and subscribed to before me this the 29th, day of June, A.D. 1922.  
W.A. Thompson (Seal)  
Notary Public for Meridian Miss.

W.A. Bledsoe.



Recorded October 6th, 1923.

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