

increase or extra Premium Payable for such insurance; that during the term of this lease the lessee will make at his own expense all necessary repairs except those herinafter provided to be made by the Lessor, and that at the expiration of the term aforesaid Lessee will deliver up said Premises in as good condition as they should be in at the beginning of the term, reasonable wear and tear alone excepted.

Should the building on said Premises be destroyed or so damaged by fire as to render it unfit for occupancy the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall be restored by the Lessor, or this lease may, at the option of the Lessor, be declared terminated.

In the event of the bankruptcy of the Lessee, or in the event that the Lessee shall be placed in the hands of a receiver or shall make an Assignment for the benefit of creditors, the Lessor may at his option declare this lease immediately terminated, and may take immediate possession of the Premises.

The Lessee hereby covenants and agrees that he will pay all water and light bills, keep in repair all water pipes, electric wires and fixtures.

Should the Lessee fail to pay any installment of rent within ten days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessor may, at his option, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

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

In the presence of: Westerwelt + Riskman Agents  
 Stephen Nettles by M. C. Westerwelt (L.S.) Lessor.  
 James Kocordelis George H. Benas (L.S.) Lessee.

State of South Carolina  
 County of Greenville,

Personally appeared before me James Kocordelis and made oath that he saw M. C. Westerwelt as Lessor, and George H. Benas as Lessee, sign, seal and as their act and deed deliver the within written Lease, and that he with Stephen Nettles, witnessed the execution thereof. I was to before me this 25th day of January, A.D. 1927.  
 Stephen Nettles, (L.S.) James Kocordelis  
 Notary Public for South Carolina

Recorded Jan. 25th, 1927, at 3:10 P.M.

END OF DOC