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mentioned merchandise.

To have and to hold said premises unto the said lessee, his executors, or administrators for the said term or terms above set out.

It is understood and agreed that the destruction of the above described premises either by fire or wind storm, or three months arrears of rent, shall terminate this lease at the option of the lessor, but the lessor may construct new buildings substantially in keeping with those now located thereon, within a reasonable time thereafter having regard for weather and labor conditions, and continue this lease in full force as the such casualty had not occurred. It is further agreed that this lease is not assignable, nor shall it be sublet without the written consent of the lessor, and the lessee agrees to make good all breakage of glass, and any and all other injuries done to the premises during the said term, except such as are produced by natural causes, and all alterations, or improvements <sup>and</sup> concerning the said premises shall not be done without the written consent of the lessor and then at the expense of the lessee. It is agreed that alley twenty (20') feet in width be kept unobstructed at the rear of the Garrett Hardware Building, and a driveway on the north side of the said building be kept open for the joint use of the lessee, and the occupant of said Building during the life of this lease.

In witness whereof, said lessor and lessee do hereby set their hands and seals, and do execute this lease in duplicate, each party acknowledging receipt of a copy this 6th day of May A. D., 1931.

Signed, sealed and delivered

J. S. Garrett (SEAL)

in the presence of:

Lesser

J. D. Lanford,

C. H. Talley (SEAL)

Mollie F. Wood.

Lessee.

State of South Carolina,

County of Greenville.

Personally comes before me Mollie F. Wood, and made oath that she saw the within named J. S. Garrett, Lessor, and C. H. Talley, Lessee, sign, seal, and as their act and deed, deliver the within written lease, and that she with J. D. Lanford witnessed the execution thereof.

Sworn to before me this the 6th

Mollie F. Wood.

day of May A. D. 1931

J. D. Lanford (SEAL)

Notary Public for South Carolina.

S. C. Stamps 0.36

Recorded this the 8th day of May 1931 at 11:15 A. M.

END OF