

WALTER, BEARD & CORWELL CO., CHARLESTON, S. C. 34602

like intention be given by the lessor to the lessee, of his intention to vacate the premises after such expiration, then it is hereby agreed that this lease will be considered as extending and binding in all its provisions for one year after such expiration, and so to continue from year to year until such notice be given by either party previous to the expiration of such extended term. But the destruction of the premises by fire, or by any other casualty, shall terminate this agreement and it is mutually understood that the lessee shall make no repairs at the expense of the lessor, and no alterations or improvements devised by the lessee at his own expense, must be done under the written sanction of the lessor, and all such alterations or improvements shall be surrendered to the lessor with the lessee's removal. The lessee shall make good all breakage of glass, and all other injuries done to the premises during its tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood, by the parties to these presents that if one (1) month's rent shall at any time be in arrear and unpaid, the lessor shall have the right to annul and terminate this lease, and it shall be lawful for them to re-entertain and forthwith re-possess all and singular the above granted and leased premises. And the lessee shall have the right to sublet the said premises for the account of the lessee.

This is further stipulated and understood, by the parties to these presents that the lessee shall not have the right to sublet or relet the above described premises, or to assign this lease without the written consent of the lessor.

In witness whereof, the parties of the first part do hereunto set their hands and seals, and the party of the second part has caused its name to be signed and its corporate seal affixed by its officers authorized so to do, in duplicate, this 20th day of May, 1926.

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WALTER, BEARD & CORWELL CO., CHARLESTON, S. C. 34602

Signed, sealed and delivered in the presence of:
 Oscar J. Mauldin
 L. K. Lever.

John M. H. Mauldin, (decd)
 Clarence Howland, (decd)
 Clyde J. Mauldin, (decd)
 Executor and Administrator
 of the Estate of William S. Mauldin,
 deceased, (decd)
 Foster Trust & Finance Company, (inc)
 By Dennis S. Docter, (decd)
 President
 Lessee

State of South Carolina,
 Greenville County.

Personally appeared before me, W. K. Pierce, who upon oath deposes that he saw John M. H. Mauldin and Clarence Howland, as Executor and Administrator of the Estate of William S. Mauldin, deceased, sign, seal and deliver the foregoing instrument, and that he saw Dennis S. Docter, President of Foster Trust & Finance Company, a corporation, sign its name and affix its corporate seal, execute and deliver the same for the uses and purposes therein mentioned, and that he with Oscar J. Mauldin witnessed the same.

Witness my hand and subscribed before me this 23 day of February, A. D., 1926.
 Milton H. Carle, (decd)
 Notary Public for State of S. C.

Recorded Feb 29th, 1928 at 4:30 P.M.
 S. C. Step 7446

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