

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 any alteration or improvements desired by the Lessee at his own cost, must be done under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premises during his 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 month 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 him to re-enter and forthwith re-possess all and singular the above granted and leased premises, and may re-let the same for the account of the lessee.

And it is further stipulated and understood, by the parties to these presents, that the Lessee is to operate a first class cigar stand, and soda fountain but will not sell any goods, wares or merchandise which shall conflict with the dining room except that he may sell sandwiches, hot chocolate and coffee.

And it is further stipulated and understood, by the parties to these presents, that the Lessee shall not have the right to sub-let, release or assign this lease without the written consent of the Lessor.

And it is mutually stipulated and understood by the parties to these presents that the Lessor shall not during the continuance of this lease allow any other news stand or similar business to be conducted on the premises of the said hotel.

In witness whereof, the parties do hereunto set their hands and seals, this 23rd day of December, 1927.

D. H. Cannon, Lessor
B. B. Brinkley, Lessee

Signed, sealed, and delivered S. C. Stamps # 112 in the presence of:

C. M. Wilson
R. E. Howell
State of South Carolina
County of Laurens

I personally appeared before me ~~Wm~~ R. E. Howell ~~Wilson~~, who upon oath says: That he saw the within named D. H. Cannon, as Lessor, and B. B. Brinkley, as Lessee, sign, seal, and as their act and deed delivered the foregoing written instrument for the uses and purposes therein mentioned, and that he with R. E. Howell witnessed the execution thereof.

Sworn to and subscribed before me this ^{23rd} day of December - A. D. 1927.
D. H. James (Seal)
Notary Public for State of S. C.

Recorded Nov 26th 1929 at 12:05 P. M.

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