

rooms or other similar or reasonably related business or shall make default in or violate any of the conditions hereof then it shall be lawful for said owner or its agents, without suit or process, forthwith or within a reasonable time thereafter to declare this lease terminated, enter upon said premises and resume the possession thereof, and remove all persons therefrom as tenants holding over after the expiration of their lease and for non-payment of rent; and the said lessee hereby waives notice from said owner of such intention or fact of termination; and in such event said lease shall, at the option of said owner, forthwith terminate; and upon the termination of this lease or any extension thereof in any manner the said lessee hereby agrees to remove from said premises immediately and to surrender to said owner the peaceable possession thereof in as good condition as the same are now in, reasonable wear and tear and use thereof excepted.

And it is further agreed that should said building on said premises be destroyed or damaged by wind storm or lightning or by fire or other accident not caused by the negligence of said lessee, or any other person on the premises by his permission, express or implied, the said owner shall, within two weeks after notice of such destruction or injury, elect whether it will repair and restore such building to its former condition (in which case this lease shall continue as though no such injury had occurred and the rent shall be abated or reasonably diminished during period in which such building shall remain untenable) or whether it will not so repair and restore said building (in which event it shall, within said period of two weeks, give written notice of such election to said lessee, who will at once remove and surrender possession of such premises), and in such event this lease shall immediately terminate.

And it is further agreed that if at
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any time said lessee or any occupant of any portion of said premises shall become bankrupt or insolvent or shall make any assignment for the benefit of creditors, or if any creditor shall attempt to assert any interest in this lease, or to subject it to the payment of any claim against said lessee or any occupant of the premises, then, at the option of said owner, this lease shall immediately become null and void.

And it is further agreed that in the event of litigation or disagreement regarding any of the terms of this lease, or the occupancy of said premises or any other matter relating thereto it shall be lawful for any judge of the Court of Common Pleas for said State, or for the judge of the County Court of Greenville County, upon application to him, ex parte or otherwise, on behalf of said owner, at chambers or in open court, either in or out of the County of Greenville, to appoint, without notice to said lessee, a receiver for said premises, to take possession thereof, or to collect the rents thereof and hold the same for the benefit of said owner pending such litigation or until the adjustment of such disagreement.

And it is further agreed that the terms and conditions hereof shall extend to and bind the heirs, executors, administrators, successors and assigns of the parties hereto, respectively.

In witness whereof the parties hereto have set their hands and attached their seals to duplicate copies hereof on the year and day first above set forth.

Signed, sealed and delivered in the presence of:

Jonnie Elizabeth Power
J. V. Crockery
as to Party of First Part

J. A. Potest
Eugene Bryant
as to Party Second Part.

The Realty Co. of Greenville S. C. (seal)
By L. O. Patterson
Vice-President

B. B. Bressette, secl
Party of the First Part.

L. L. Echols (seal)
Party of the Second Part.

