

months before the expiration of this lease of his intention to do so.

IV

It Is Further Agreed that the said Party of the Second Part shall make no repairs at the expense of the said Party of the First Part, and any alterations or improvements desired by said Party of the Second Part shall be at his own cost, and must be agreed to by the said Party of the First Part in writing, and all such alterations and improvements shall be surrendered to the said Party of the First Part at the expiration of this lease. Said Party of the Second Part is to make good all breakage of glass and other damages done to the premises during his tenancy except reasonable wear and tear and such as are produced by natural decay and unavoidable accidents.

V

It Is Further Agreed that the Party of the Second Part may insure on the building if he so desires. Should however the building be destroyed by fire or damaged in such a way that it could not be used by Party of the Second Part for his business, then this lease shall be terminated.

VI

It Is Further Understood And Agreed that the Party of the Second Part is to have the privilege of assigning this lease with all rights, privileges and liabilities under same to a corporation of which he will be a stockholder.

VII

It Is Further Understood And Agreed that if two months rent shall be in arrears and unpaid, the Party of the First Part shall have the right to declare this lease terminated, and forthwith repossess all, and singular, the above granted and leased premises.

In Witness Whereof, the parties have hereunto set their hands and seals, this the day and year first above written.

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Witnesses: E. E. Stone (L.S.) Party of the First Part
G. B. Stone
John E. Johnston Edw. B. Cohen (L.S.) Party of the Second Part

J. B. [Signature]

State of South Carolina
County of Greenville Affiant
Personally appeared before me, John E. Johnston and made oath that he saw the within named E. E. Stone and Edward B. Cohen sign, seal and as their act and deed deliver the within written instrument for the uses and purposes herein mentioned, and that he with G. B. Stone witnessed the execution thereof.

Sworn to and subscribed before me this John E. Johnston
the 15 day of November, 1929.
J. Milburn Hicks (seal),
Notary Public for S.C.

Recorded Nov. 25th, 1929, at 9:15 A.M.

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