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(b) To use said premises for commercial purposes, including warehousing, retail merchandising, and merchandise display; but the Lessee shall not, however, be limited in its use of said premises to the purposes aforesaid. The Lessee shall not use said premises, nor permit the same to be used for any unlawful business.

(c) To pay all water rates, gas, and electric current charges growing out of the Lessee's use of said demised premises.

(d) To keep the interior of the premises hereby demised in good order and repair, including the elevators, the heating apparatus, and all pipes or fixtures, and other appurtenances.

(e) At the expiration of this lease, or upon a breach by the Lessee of any of covenants herein contained, as is hereinafter provided, to quit and surrender said premises to the Lessors in as good condition as when received, ordinary wear and tear, and the provisions of Clause III hereof excepted.

IF IS Mutually covenanted and agreed:

1. That if any rent shall be due and unpaid, or if default be made in any of the covenants herein contained, and such payment, delinquency, or default be not remedied within thirty (30) days after notice of the Lessors to the Lessee, so to do, then and in that event it shall be lawful for the Lessors to re-enter said demised premises, without process of law, and re-possess the same.

2. The Lessee shall have the right and the privilege is hereby given it, to decorate and remodel the interior of said demised premises for time to time, as it shall see fit; to erect and install such shelving, partitions, cases, fixtures, and signs in, upon and about said premises as, in Lessee's judgment, may be necessary in the conduct of its business, and to change the same from time to time, in its discretion; it being understood and agreed that the shelving in the front room of said building shall not be nailed or attached to the walls in such a way as to damage or permanently disfigure the wall thereof.

3. (a) In the event of partial destruction of the building hereby demised, by fire, Acts of Providence, or by any other cause whatsoever, other than one due to the negligence of the Lessee, whereby said premises are rendered unfit for occupancy, either in whole or in a substantial part thereof, the Lessors shall cause such repairs to be made promptly at the sole expense of the Lessors, and if such repairs are not made promptly, then the Lessors shall be liable for any damage suffered by the Lessee due to such delay.

(b) Should the building hereby demised be totally destroyed by fire, Acts of Providence, or any cause whatsoever, other than one due to the negligence of Lessee, then and in that event this lease shall become void and be cancelled at the option of the Lessee, as of the date of such destruction.

(c) In the event of the eviction of the Lessee from all or any portion of the premises hereby demised, due to fire, Acts of Providence or by any other cause whatsoever other than a cause due to the negligence of the Lessee, the rent herein agreed to be paid by the Lessee to the Lessors shall abate during the continuance of such eviction. All rental paid in advance by the Lessee shall be retained by the Lessors and applied against rent subsequently falling due hereunder, if any, and if none, shall be promptly returned to the Lessee.

IV. This instrument embodies all the agreements between the parties hereto respecting the premises hereby demised, and no verbal agreements or written correspondence shall be held to vary the provisions hereof. All subsequent changes and modifications to be valid, shall be embraced within a written instrument, executed by the Lessors and the Lessee, and attached hereto as a Rider.

V. This indenture shall be binding upon the heirs, executors, administrators, successors, assigns, and legal representatives of the Lessors and upon the successors, assigns, and legal representatives of the Lessee.

In witness whereof the parties hereto have caused these presents to be duly executed in duplicate, the day and year first hereinabove written.

Alfred Taylor  
(Witness)

W. L. Hester  
(Witness)

ESTATE OF G. O. ALLEN:

BY: Walter H. Allen

BY: W. T. Potter.

First National Bank of Greenville, S. C.,

BY: W. R. Cady, Vice Pres.  
Executors.

LESSORS.