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without the written consent of the said Landlord.

It is agreed that any and all damages done to said premises, or any part thereof, by the negligence and carelessness of said tenants, members of their families, servants, agents and employees, shall be borne and made good by the said tenants; and all glass broken while the premises are in possession of said tenants shall be replaced by them.

It is further agreed that the tenants will at all times keep the said premises clean and sanitary, including the alley-way at the rear of the rooms above described; said alley-way to be kept in such clean and sanitary condition as may be prescribed by the Landlord, and this is made a condition subsequent.

That the Landlord, his representatives, agents, prospective lessees, prospective purchasers or assigns may from time to time enter for the purpose of viewing and showing said premises, and at any time within 90 days next preceding the expiration of this lease, may affix to some suitable part of the said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation.

It is further agreed that the tenants at the end of the aforesaid terms, or upon a sooner determination of this lease, will quit and surrender the said premises in as good condition as they find them; damage by ordinary and careful use thereof, and by the elements excepted, provided that if the buildings on said premises are so injured or destroyed as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

It is further agreed that if the tenants fail in business, gets into the hands of a Receiver, goes or is put in Bankruptcy, this lease may be terminated at the option of the Landlord.

It is further agreed that any rent coming due and not paid within five (5) days after it is due; or if the tenants violate any other agreement or condition herein, then and in either event, the Landlord may at his option declare this lease at an end, re-enter and take possession of the said premises and remove all persons therefrom without suit or process the tenants waiving all notice. That time is of the assents of this Indenture.

Upon the tenants paying the said rent and at the times provided, and keeping and performing all other covenants that they may have possession for the terms aforesaid.

In Witness whereof, the parties hereto do, in duplicate, set their hands and seals, the day and year first above written, binding themselves, the Executors, Administrators, heirs, and assigns.

Signed, sealed and delivered in the presence of:

W. P. Childers (Sealed) Landlord

Pete Bybee (Sealed)

Witness: Sam D. Crawford.

Geo. Boudoucies (Sealed)

Witness: Janie Bright

Frank Solox, (Sealed)

John Kontopanos (Sealed)

State of South Carolina, County of Greenville.

BY: Pete Bybee (Sealed)

Personally appeared before me Janie Bright and made oath that he saw the within named W. P. Childers, Landlord, and Peter Bybee, George Boudoucies, Frank Solox, and John Kontopanos, (John Kontopanos signed by Peter Bybee) Tenants, sign, seal and as their act and deed deliver the within written agreement; and made oath that she, with Sam D. Crawford, witnessed the execution thereof.

Sworn to and subscribed before me this 15th day of August, A. D. 1935.

C. L. Gullick (Seal) Notary Public for S. C.

Janie Bright.

S. C. Stamps \$3.24

Recorded this the 4th day of December, 1934, at 2 P. M.