

Premises shall have been restored by the Lessors, or in the event either of the Parties to this lease desire to cancel same, then, in such event, they shall give to the other party thirty (30) days written notice immediately after the destruction of the building by fire, or the damage by fire as hereinbefore specified, and in such event at the expiration of thirty (30) days this lease shall cease, determine and become utterly null and void and of non effect.

In the event of the bankruptcy of the Lessee, or in the event that it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors the Lessors may, at their option, declare this lease immediately terminated, and may take possession of the premises.

Should the Lessee fail to pay any installment of the rent within thirty days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessors may, at their option, either declare the rental for the entire term immediately due and payable, and proceed to collect the same, or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

The Lessors covenant and agree that the Lessee shall have the right to use, free of charge, the Alberta J. Hobbs lot in the rear of the leased premises, until such time as the Lessors may improve or lease said property, and the Lessee agrees to surrender same unto the Lessors on one day's notice.

In witness whereof, the Lessors have hereunto set their hands and seals, and the Lessee has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, this the day and year first above written.

In the presence of:  
Geo. W. Johnson,  
C. R. Riddle,

Neil G. Parrish, (L. S.)  
Individually and as Executrix of the Will  
of W. D. Parrish, deceased.

S. C. Stamps \$5.40

T. C. Gower, (L. S.)  
Lessors.

A. G. Gower, As to Wilfred  
C. R. Riddle, Cafeteria.

Wilfred Cafeteria, Inc., (L. S.)  
BY: C. L. Watson, President & Treasurer.  
and D. W. Payne,  
Vice-Pres. & Secretary.

State of South Carolina,  
County of Greenville.

Lessee.

Personally appeared before me C. R. Riddle who being duly sworn, says that he saw T. C. Gower and Neil G. Parrish, individually and as Executrix of the Will of W. D. Parrish, deceased, Lessors, and Wilfred Cafeteria, Inc., by its duly authorized officers, Casper L. Watson, as president & Treasurer, and Daniel W. Payne, as Vice-President & Secretary, Lessee, sign, seal and as their act and deed execute the within written lease and that he with Geo. W. Johnson and A. G. Gower witnessed the execution thereof.

Sworn to before me this 5 day of March, 1935

A. G. Gower (L. S.)

C. R. Riddle.

Notary Public for South Carolina,

state of South Carolina,  
County of Greenville.

We, Casper L. Watson and Daniel W. Payne, being the majority of the stockholders of Wilfred Cafeteria, Inc., the Lessee in the above lease, do hereby guarantee the performance of the stipulations and agreements on the part of Wilfred Cafeteria, Inc., therein and further agree that during the term of said lease we will not sell, assign, transfer or in any other manner dispose of our stock in the said corporation without the written consent of the Lessors.

In the presence of: A. G. Gower  
C. R. Riddle.

C. L. Watson (L. S.)  
D. W. Payne, (L. S.)

State of South Carolina,  
County of Greenville.

Personally appeared before me C. R. Riddle who being duly sworn, says that he saw Casper L. Watson and Daniel W. Payne sign, seal and as their act and deed deliver the within agreement and that he with Geo. W. Johnson and A. G. Gower witnessed the execution thereof. Sworn to before me this 5 day of March, 1935.

A. G. Gower (L. S.)

C. R. Riddle.

Notary public for South Carolina.