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shall have the right to terminate the lease by written notice to the lessee, and thereupon the lease shall terminate and both parties be released from any further obligation as to the future use of said premises. In case of damage by lightning, fire or storm so as to render the building or any part thereof temporarily unfit for occupancy, the rent shall be deducted pro rata (on room rent basis) until it is rendered fit for occupancy, when the full rental shall be paid as stipulated in this lease. The Lessor agrees in case of such damage or partial destruction to use all diligence to put the building in condition for use.

It is agreed as a condition of this lease that no assignment or transfer, whether voluntary or involuntary, shall be made of the lease, nor shall the leased property, or any part thereof be sublet, except with the written consent of the Lessor, and that the violation of this provision shall, at the option of the Lessor, work a forfeiture of the remainder of this lease and vest in the Lessor the right to reenter and terminate the lease. Provided, however, that nothing contained in this clause shall prevent the Lessee from leasing floor space for a barber shop, news and cigar stand, drug store, and all other concessions which are appurtenant to a first class hotel business; subject however, to the terms and conditions herein set forth.

It is agreed that in the event the Lessee should become in arrears in the payment of the fixed monthly rents heretofore stipulated for a period of one month, or in an amount which will equal the rent for one month, or in case of the insolvency or bankruptcy of the Lessee, then and in either of said cases the Lessor shall have the right to enter upon the premises and to take charge of the same, with the hotel furniture, fixtures and other articles or personal property belonging to the Lessee connected with said business, and shall have the right to continue to operate the said hotel or to relet the same, or the Lessor may, at its election, terminate the lease and distrain upon the property and sell the same for the payment of any rents due or to become due under the terms of said lease. Any balance accruing from the sale, subletting or running of said hotel, after paying said indebtedness or said rents accrued and accruing, and all expenses, including a reasonable attorneys' fee, shall be paid to the Lessee. And in case of the retaking of said premises, all rent and obligations due for the subsequent use of floor space of hotel concessions, shall thereafter be payable to the lessor, its successors and assigns, credit to be given to the Lessee for the amount so received, less expenses. And it is understood and agreed that the Lessor, for the payment of the rents herein stipulated, shall have a lien upon all hotel furniture, fixtures and other personal property connected with said hotel business and belonging to the Lessee.

The said L. V. Alexander does further agree that during the term of this lease he will give his undivided time and attention to the running and managing of said hotel, and that he will not enter into any other business, or undertake the management, or be concerned in the management, of any other hotel, without first obtaining the written consent of the Lessor, and that any violation of this agreement will constitute good ground for the cancellation of this lease by the Lessor.

The Lessee does further agree that in addition to the rentals hereinbefore stated he will pay as a further rental a sum equal to the premiums on the insurance carried by the Lessor upon the furniture, furnishings and equipment in said hotel belonging to the Lessor, plus the taxes of all kinds upon the same, said furniture, furnishings and equipment being more specifically referred to in the second paragraph on the second page hereof.

In testimony whereof, the parties hereto have caused this Indenture to be duly executed the day and year first above written.

In the presence of:

Margaret Martin
Sue Hunsinger.

Greenville Hotel Company L. S.
Lessor,
BY: Alester G. Furman,
President.
L. V. Alexander, L. S.
Lessee.

State of South Carolina,
County of Greenville.

personally appeared before me Sue Hunsinger, and made oath that he saw the within named Alester G. Furman, as President of Greenville Hotel Company, Lessor, and L. V. Alexander, Lessee, sign, seal and as their act and deed deliver the within written Lease, and that he with Margaret Martin witnessed the execution thereof.

Sworn to before me this
24th day of April, A. D. 1936

H. O. Gaddy (L. S.)

Sue Hunsinger.

Notary Public for South Carolina.

S. C. Stamps \$48.00

Recorded this the 27th day of April, 1936, at 9:15 A. M.