

the rent herein reserved or a fair and just proportion thereof, according to the nature and extent of the damage, shall abate and cease to be payable until said building shall have been repaired and made fit for occupation and use or this lease may at the option of the lessor, be declared terminated.

Should the Lessee fail to pay any installment of rent within sixty days after the same shall become due and payable, or fail to perform any of the covenants and conditions herein contained, then, in such event, the Lessor may at its option, either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the redelivery of possession of said premises.

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

This lease may be assigned or the premises herein leased subject, however, to the following express conditions (which conditions are hereby declared to be conditions precedent) to-wit:

- (1) That the Lessee shall first secure the approval of the Lessor.
- (2) That the Lessee shall continue to remain liable to the Lessor for the rental

stipulated herein.

The Lessee, however, may sub-lease a portion or portions of the said premises without the approval of the Lessor, but subject still to the same conditions outlined in (2) above.

In witness whereof the Lessor and Lessee have caused this agreement to be executed by their duly authorized officers and their official seals to be hereunto affixed the day and year first first above written.

In the presence of:

Mary Ellen Owens
Lois Todd

As to Lessor

Helen R. Tharin
H. W. Tuthill

As to Lessee

WOODSIDE SECURITIES COMPANY (L. S.)
LESSOR.

BY: E. M. Johnston, Pres.
And: J. B. Ricketts, Sec. & Treas.

FRANKLIN SAVINGS & LOAN COMPANY (L. S.)
LESSEE

BY: L. M. Todd, Sec.-Treas.
And: J. D. Todd, Pres.

State of South Carolina,
County of Greenville.

Personally appeared before me Mary Ellen Owens, who, being duly sworn, says that she saw E. M. Johnston as Pres. and J. B. Ricketts as Sec. Treas of Woodside Securities Company, a corporation, Lessor, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the foregoing Lease, and that she with Lois Todd witnessed the execution thereof.

Sworn to and subscribed before me this 8 day of February, A. D. 1939.

Jas. H. Woodside (L. S.)

Mary Ellen Owens.

Notary Public for South Carolina.

State of South Carolina,
County of Greenville.

Personally appeared before me Helen R. Tharin, who, being duly sworn, says that she saw L. M. Todd, as Secty-Treas. and J. D. Todd as President of Franklin Savings & Loan Company, a corporation, Lessee, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the foregoing Lease, and that she with H. W. Tuthill witnessed the execution thereof.

Sworn to and subscribed before me this 1st day of March, A. D. 1939.

J. B. Perry (L. S.)

Helen R. Tharin

Notary Public for South Carolina.



S. C. Stamps \$1.40

Recorded March 8th, 1939 at 11:50 A. M. #2919 BY: E.G.