

then this lease may be terminated at the option of the Lessors.

10. It is further agreed that if any rent past due for more than thirty days, or if the Lessees violate any other material provisions of this rental contract, then the Lessors may declare this lease at an end, reenter and take possession of said premises, and remove all persons therefrom without suit or process.

11. The Lessors shall pay all real estate assessments and taxes and insurance premises against the buildings and land covered by the terms of this lease.

12. In the event the building should be destroyed by fire, windstorm, riot, war or similar catastrophe, and the parties hereto desire to continue this lease, then the rents shall be waived during such interval, and until the building shall again be ready for use and occupancy.

13. The Lessees shall make no repairs at the expense of the Lessors, and any alterations or improvements desired by the Lessees at their own cost, must be done under the written sanction of the Lessors, and all such alterations or improvements shall be surrendered to the Lessors upon the termination of this lease, provided that on the termination of the lease, the Lessees shall have the right to remove all fixtures or equipment which they have placed in and attached to the building or premises, and if any damage is done or caused to the building by such removal, same shall be repaired by the Lessees.

14. Upon the Lessees paying the said rental above reserved and specified, and at the time provided, and upon the performance of all other material covenants and agreements on their part, the Lessors hereby covenant and agree that the Lessees, or any of them, may have the undisturbed use and possession of said premises for and during the term or terms above stated.

15. In the event of the death of the said E. S. Toohy during the term of this lease or any renewal thereof, the estate of such deceased party is to be relieved from any obligation under this lease for any rental or claim accruing subsequent to his death, and the other party or parties shall continue to be fully bound and obligated by the terms hereof.

16. To the faithful performance of the terms, agreements, provisions and obligations of this lease contract, the said parties do hereby bind themselves, their successors, heirs, executors, administrators and assigns forever.

In Witness whereof, the said parties have hereunto set their Hands and Seals to this instrument in duplicate this the Day and Year first above written.

In the presence of:

W. H. Arnold

Charlotte Stevenson

As to Lessors

W. H. Arnold

Charlotte Stevenson

As to Lessees

Freddie C. Charlotte (L. S.)

Paul G. Cushman (L. S.)

Parties of the First Party

LESSORS

POINSETT AUTO STORAGE COMPANY,  
A CORPORATION (L.S.)

BY: E. S. Toohy  
President and Treasurer

LESSEE

YELLOW CAB COMPANY,  
A CORPORATION (L. S.)

BY: E. S. Toohy  
Secretary and Treasurer

LESSEE

E. S. Toohy (L. S.)

Lessee

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

Personally appeared before me W. H. Arnold who being duly sworn, says that he saw the