

shall not make or permit any improper noises in the building, or interfere in any way with other tenants or those having business with them.

8. Nothing shall be thrown by the tenants, their clerks, or servants, out of the windows or doors or down the passage or skylights of the building.

9. No animals or birds, bicycle or other vehicles shall be allowed in offices, halls, corridors or elsewhere in the building.

10. (Marked out)

11. All tenants and occupants must observe strict care and not to leave their windows open when it rains or snows, and for any default or carelessness in these respects, or any of them, shall make good any injury sustained by other tenants, and to the lessor for damage to paint, plastering or other parts of the building, resulting from such default or carelessness.

12. No painting shall be done, nor shall any alterations be made, to any part of the building by putting up or changing any partitions, door or doors, window or windows, nor shall there be any nailing, boring or screwing into the woodwork or plastering without the consent of the lessor or his agents.

13. All glass, locks and trimmings in or upon the doors and windows respectively, belonging to the building shall be kept whole, and when any part thereof shall be broken, the same shall be immediately replaced and repaired and put in order under the direction and the satisfaction of the lessor or his agents, and shall be left whole and in good repair, together with the same number and kind, or kinds of keys, as may be received by such tenant on entering upon possession of any part of said building or during the tenancy.

14. No room or rooms shall be occupied or used as sleeping or lodging apartments at any time.

15. No part of said building shall be used, or in any way appropriated for gambling or unlawful practice or practices, and no intoxicating liquor or liquors shall be sold upon any part of said building without the written consent of the lessor.

16. Tenants will not have any duplicate keys made.

17. No additional locks to be put upon any door without the consent of the lessor, and any and all locks placed on any door to remain for the benefit of the lessor.

18. Tenants, at the termination of their lease of the premises, to return all keys of doors.

19. Tenants are not to injure, overload or deface the building, nor the woodwork, or the walls of their premises, nor carry on upon the premises any noises, noxious, noisy or offensive business.

20. The lessor shall, in all cases, retain the power to prescribe the weight and position of iron safes or other heavy articles., and the tenant is to be responsible for all damages to the premises, staircase or halls, caused by such moving of heavy or bulky articles.

21. Iron safes after delivery to entrance of building are to be handled only by the lessor at the expense of the lessee.

22. The use of burning fluid, camphene, alcohol, kerosene, or anything except gas or electricity, for lighting said premises, is prohibited.

23. If lessee desires awning or shades over the outside of the windows, to be erected at the lessee's expense, they must be of such shape, color, material and make as may be prescribed by the lessor.

24. (Marked out)

25. The lessor reserves the right to make such other and reasonable rules and regulations as in his judgment may, from time to time, be needed for the safety, care and cleanliness of the premises, and for the preservation of good order therein.

26. The Lessee shall pay for any and all repairs, improvements, alterations and/or changes on the premises..

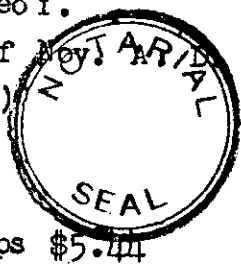
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

Personally appeared before me W. C. Pitts and made oath that he saw the within named J. F. Finlay for Edward Finlay and R. S. Mather, Pres. of Mather Furn. Co. sign, seal and as their act and deed, deliver the within instrument, and that he with J. R. Mather & Cora R. Jones witnessed the execution thereof.

Sworn to before me, this 3rd day of May, 1944.

Ollie Farnsworth (SEAL)
Notary Public, S. C.

W. C. Pitts.



S. C. Stamps \$5.44

Recorded November 3rd, 1944 at 11:17 A. M. #11663 BY: E.G.