

at the beginning of said term, reasonable wear and tear excepted.

It is further agreed that the Lessor will, during the term of this lease, pay all taxes on the real estate and improvements located on said property, all premiums of insurance carried on the said improvements, and, at his own cost and expense, keep the demised premises in a good tenantable condition, and make such repairs to the roof, side walls, floors, ceilings, and other portions of the premises as may from time to time be necessary for the proper use of said premises by the Lessee for the purposes herein mentioned.

Should the building on said premises be destroyed or so damaged by fire as to be rendered unfit for occupancy, the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall be restored by the Lessor, or this lease may, at the option of the Lessor, be declared terminated.

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

Should the Lessee fail to pay any installment of the rent provided herein within fifteen days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessor may, at his 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.

It is further agreed that the Lessee shall be given the privilege and option of renewing this lease for an additional two year period provided the said Lessee shall give to the Lessor thirty (30) days' notice in writing prior to the expiration of his term of his intention to renew said lease and the rent for such renewed term shall be in such amount as may be agreed upon between the Lessor and Lessee herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, this the day and year first above written.

In the presence of:

Roy Waters

Mrs. Nettie Rencival

Henry T. Dawson (L. S.)

Lessor

J. W. Bullock (L. S.)

Lessee

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me Mrs. Nettie Rencival, and made oath that he saw the within named Henry T. Dawson, as Lessor, and J. W. Bullock, as Lessee, sign, seal and as their act and deed deliver the foregoing written Lease, and that he, with Roy Waters, witnessed the execution thereof.

SWORN to before me this 8 day of February, 1945.

Nelle B. Austin (L. S.)

Notary Public for South Carolina.

Mrs. Nettie Rencival.



S. C. Stamps \$1.00

Recorded February 9th, 1945 at 10:54 A. M. #1636 BY: E.G.