

9. The Lessee agrees to pay all Federal, State and City taxes assessed against said business. The Lessor to pay all County and State taxes as the owner of said building but not as to the business.

10. The Lessees agree to not erect any lighting fixtures on the outside of said building without the written consent of the Lessor.

11. Lessees agree to pay all water and light bills for water and electricity used in connection with the space hereby leased to them.

It is further agreed that if the Lessees or Lessor desires to terminate the said Lease at the expiration of said term heretofore referred to that either shall give to the other at least Sixty (60) days written notice previous to the expiration of the period herein specified.

It is further stipulated and understood by the parties to this Lease that if one month's rent shall at any time be in arrears and unpaid, the Lessor shall have the right to annul and terminate this Lease and it shall be lawful for D. Carl Waldrep, Lessor to re-enter and forthwith re-possess all and singular the above granted and leased premises without hindrance or prejudice to D. Carl Waldrep's right to distrain for all rents not paid in such period.

In witness whereof we have hereunto set our hands and seals this 19 day of January, 1946.

Witnessed:

Hubert E. Nolin

Geraldine Welch

James Canills (SEAL)

Frosso Canills (SEAL)

D. Carl Waldrep (SEAL)

PROBATE

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

PERSONALLY appeared before me Geraldine Welch and made oath that she saw the within James Canills and Frosso Canills, Lessees and D. Carl Waldrep, Lessor, sign, seal and as their act and deed deliver the within written Lease and that she with Hubert E. Nolin witnessed the execution thereof.

Geraldine Welch

SWORN to and subscribed

before me this 18th

day of January 1946.

Hubert E. Nolin (LS)

N. P. for S. C.

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

I, James Canills, for valuable consideration to hereby transfer and assign my rights in the within lease unto my wife, Frosso Canills. This assignment is not a subletting and is not to be construed in any manner detrimental to the rights of S. Carl Waldrep, Lessor.

Witness my hand and seal this the 19th day of January 1946.

Signed, Sealed and Delivered in

James Canills

the presence of:

W. D. Workman

Emilie M. Bird