

In consideration of the additional payment of Two Hundred (\$200.00) Dollars by the Lessees to the Lessor, on the 1st day of October, 1946, and on the 1st day of October of each year thereafter during the term of this lease, the Lessor agrees to furnish steam heat in the storeroom on the ground floor from the central heating plant of the building. In the event the Lessor should find it impracticable to furnish heat as herein provided, the Lessor shall have the right to discontinue furnishing heat, and the Lessees shall have the privilege of installing their own heating system.

Should the building on said premises be destroyed or so damaged by fire as to be rendered unfit for occupancy, the Lessor agrees to restore said building in substantially the same condition as before the fire, within a reasonable time, and the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall have been restored by the Lessor.

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

It is agreed by and between the parties to this lease that the Lessees shall have the privilege to assign this lease in whole or in part, with all the right, thereunder, but that by said assignment the Lessees shall in nowise be released from any of the terms of this lease nor from the rentals payable hereunder, nor shall the right herein given to assign, lease, or sublet the premises be interpreted as in any way releasing the Lessees from any of the terms of this lease or any of the rentals hereunder.

IN WITNESS WHEREOF The Lessor and Lessees hereunto set their hands and seals this 1st day of May, 1946.

Witnesses as to Lessor:

Madah M. Bray
Dorothy G. Carey

Witnesses as to Lessees:

Betty Ann Smith
Willard Horn

C. Granville Wyche (SEAL)
LESSOR

Mrs. W. S. Rice (SEAL)
Mrs. W. S. Rice

Emert S. Rice (SEAL)
Emert S. Rice

Emert S. Rice (SEAL)
Emert S. Rice as Executor
of the Estate of W. S. Rice,
deceased.

LESSEES

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY APPEARED Before me Madah M. Bray who, being duly sworn, says that she saw the within named C. Granville Wyche, as Lessor, sign, seal and as his act and deed deliver the within written lease, and that she with Dorothy G. Carey witnessed the execution thereof.

SWORN to before me this)
1st day of May, 1946.)

Madah M. Bray

Dorothy G. Carey (LS)
Notary Public for S. C.