

8. The Tenant will not use, nor permit said premises to be used, for any unlawful purpose, nor permit thereon anything which may become a nuisance, nor will it do or permit to be done, on said premises anything which may render void or voidable any policy of fire insurance on said premises, nor which may cause the owner of the building to have to pay a fire insurance premium at a rate in excess of that which he is now required to pay.

9. If the Tenant shall make any assignment for the benefit of creditors, or shall be adjudged a bankrupt, or if Receiver is appointed, then the Landlords, may, upon giving the Tenant ten days' notice in writing, terminate the right of possession of the property by Tenant, and may, at their option, terminate this lease as in the case of any violation by the Tenant of any of the terms, covenants or conditions herein.

In consideration of the covenants and agreements on the part of the Landlords, the Tenant agrees to the acceptance of the above lease and to pay the rental in the manner hereinabove stipulated.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals in duplicate at Greenville, South Carolina this 25 day of August, 1947.

Signed, sealed and delivered in the presence of:

THE SOUTH CAROLINA FIDELITY BANK OF CHARLESTON AT GREENVILLE, S.C.

By: [Signature]
Assistant Trust Officer

[Signature]
Witness

[Signature]
Witness

[Signature]
Witness

[Signature]

[Signature]
as Trustees under the Will of Charles
H. Yates
Landlords

[Signature]
Tenant