

premises and thereafter hold the same free of the rights of the Tenant, but the Landlord shall, nevertheless, have the right to recover from the Tenant any and all sums which, under the terms of this lease, may then be due and unpaid for the use of the premises.

(5) The Landlord agrees to keep in good repair the roof and outer walls of said building, but the Tenant shall be responsible for keeping the interior of said building in good condition, and shall at his own expense replace any broken glass or windows.

(6) The Tenant is to make no improvements or alterations to the premises except at his own expense and without first having obtained the written consent of the Landlord.

(7) The Tenant reserves the right and privilege, after payment of the rent to the expiration of this lease, to remove any and all trade fixtures which may be installed by him at his expense.

(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.

(9) The Tenant agrees to surrender said premises at the time of the termination of this lease, or at any other time herein provided for, in as good condition and repair, ordinary wear and tear excepted, as at the beginning of this lease.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals in duplicate this 10th day of October, A. D., 1947, at Greenville, South Carolina.

^{HER}
Rosa J. (X) Rish (SEAL)
Landlord

Signed, Sealed and Delivered
in the presence of:

Tom Joseph (SEAL)
Tenant

James Rish
W. Rish

