

(1) That the breach of any of the covenants herein contained shall give the aggrieved party, in addition to other remedies provided by law, the right to terminate and cancel this lease.

(2) That any fixture placed on the demised premises by the Lessee shall remain its property and it shall have the right to remove the same upon vacating said premises.

(3) In the event the premises or any substantial part thereof should be destroyed or so damaged by fire or other casualty as to be unfit for occupancy or use, the rent or a fair and just portion thereof, according to the nature and extent of the damage, shall be abated until the premises are restored and again made fit for occupancy and use. Should the premises be so destroyed by fire or other casualty as to be rendered unfit for occupancy or use, this lease shall terminate at the option of either party upon notice of termination being given in writing to the other party.

(4) The Lessee at its option shall be entitled to the privilege of renewal of this lease for a period of an additional two years, beginning on the 15 day of March, 1955 and subject to all the terms and conditions herein expressed and at the same rental as stated above.

(5) That the terms of this lease can only be altered by written agreement signed by the parties hereto.

(6) This Lease may not be assigned except with the consent of the Lessor, but such consent shall not be unreasonably withheld.

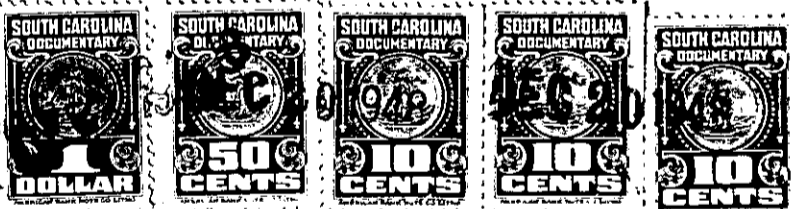
IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and year first above written.

Hazel Jenkinson (LS)  
Lessor

In the presence of:

J. A. Henry  
Christie C. Prevost

James A. Harris (LS)  
Lessee



STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

Personally appeared before me Christie C. Prevost and made oath that he saw the within named Hazel Jenkinson and James A. Harris sign, seal and as their act and deed, deliver the above instrument for the uses and purposes herein mentioned, and that he with J. A. Henry witnessed the execution thereof.

SWORN to before me this 16th  
day of December, 1948.

Christie C. Prevost

J. A. Henry (LS)  
Notary Public for S.C.

Recorded December 20th, 1948 at 9:36 A. M. #27622