

for the above indicated purpose, then the Lessor shall have the right to reconstruct same, the rent being abated in the meantime, or the Lessor may terminate this lease. The Lessee agrees to make no major alterations or repairs without the written consent of the Lessor and to make good all breakage of equipment, glass, or other injuries to the building or personal properties not occasioned by ordinary use, wear and tare and natural decay. The Lessee further agree to keep the premises and properties in a proper state of repair so that same may be used and useful for the purpose for which they were designed. The Lessor, however, expressly agrees to bear the expense of putting the planer in good working order as early as reasonably possible after the execution of this Lease.

7. This Lease may be terminated by the Lessor on the Lessee becoming two months in arrears with the payments herein provided for. In the event this Lease is terminated for any cause, the Lessee is to deliver to the Lessor the premises, real and personal properties in proper condition promptly on the termination of this lease.

8. The terms of this Lease shall apply to the first six-months period and to the additional twelve-months' period, if same should be extended for said additional period under the option hereinabove provided.

9. To the faithful performance of the terms and provisions of this Lease the Lessor and the Lessee do hereby bind themselves, their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the said parties, Lessor and Lessee, have hereunto set their hands and seals, this the 7th day and year first above written.

IN THE PRESENCE OF:

W. M. Snelton (L.S.)
LESSOR

Louise Patterson
O. J. Deal

W. Gordon McCabe (L.S.)
LESSEE

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THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PERSONALLY appeared before me O. J. Deal who on his oath says that he saw W. M. Snelton, Lessor, and W. Gordon McCabe, Lessee, sign, seal, and as their act and deed deliver the foregoing written Lease, and that he with Louise Patterson witnessed the execution thereof.

SWORN TO BEFORE ME THIS 7th day of February, A.D., 1949.

O. J. Deal (as)
Notary Public for S. C.

W. Gordon McCabe

Recorded February 7th, 1949 at 10:12 A.M. #2805