

It is understood and agreed that notwithstanding the above list of personal property that the Lessees have accepted the personal property which is actually in said building as of the date of this agreement, and the Lessor agrees that if any personal property now in said building is not stated in this Lease that such property shall also be covered by said Lease. Also any and all personal property belonging to the Lessor now in any of the other buildings on the lands above set forth.

The term of this Lease shall commence on January 1, 1947 and continue for a period of five (5) years, ending on December 31, 1951, and the said Lessees in consideration of the use of said premises for the said term, promise to pay the said Lessor the sum of Two Hundred Dollars (\$200.00) per month payable in advance on the first of each and every month during the term of this Lease. The Lessor acknowledges receipt of the sum of Two Hundred Dollars (\$200.00) being rent paid in advance for the month of January 1947.

It is distinctly understood and agreed between the Lessor and the Lessees that the Lessees accept the buildings and equipment in the condition that now exists and that all GI expenses for repairs, maintenance and improvements made by the Lessees shall be at the Lessees' expense and that the Lessor is not to be called upon to make any repairs or improvements whatsoever. The Lessees agree to keep all buildings and personal property in as good condition as they now are, except such as are produced by ordinary wear and tear. The Lessees are granted permission to make such repairs, improvements or other alterations in the premises as they may desire and at their expense, except that no buildings are to be removed or substantially changed in any manner that would lessen their value, without the written consent of the Lessor.

The Lessees further agree that upon the termination of this Lease, by expiration or forfeiture, that all improvements shall revert to the Lessor. The Lessees further agree that should they breach this Lease that all furniture, equipments and fixtures which they may have placed upon said properties shall stand as security and be liable for any damages sustained by the Lessor by reason of said breach. It is further understood and agreed that the destruction of the premises by fire or other casualty, or failure to pay rent within ten (10) days after it becomes due for any month, shall terminate this Lease. This Lease is not to be transferred or assigned by the Lessees without the written consent of the Lessor.

IN WITNESS WHEREOF the said P. L. Bruce Livestock Company, by P. L. Bruce, Partner, and N. C. DuBois and Lula H. DuBois, have hereunto set their Hands and Seals in duplicate, this the 2nd day of January 1947.

P. L. BRUCE LIVESTOCK COMPANY

Signed, Sealed and Delivered in the presence of:  
W. D. Workman  
Emilie M. Bird

By: P. L. Bruce (L.S.)  
Partner, LESSOR.

N. C. DuBois (L.S.)  
Mrs Lula H. DuBois (L.S.)  
LESSEES.

State of South Carolina,  
County of Greenville.

PERSONALLY appeared before me Emilie M. Bird, who being first duly sworn says that she saw P.L. Bruce Livestock Company, by P. L. Bruce, Partner, and N. C. DuBois and Lula H. DuBois, sign, seal and as their act and deed deliver the within Lease, and that she with W. D. Workman witnessed the execution thereof.

Sworn to before me this 2nd day of January 1947.  
W. D. Workman (LS)

Emilie M. Bird

Notary Public for South Carolina.