

In the event of bankruptcy of the Lessee, or in the event that the Lessee shall be placed in the hands of a Receiver, or shall make an assignment for the benefit of creditors, the Lessor may, at his option, declare this lease immediately terminated and may take immediate possession of the premises.

This lease may be assigned or any portion of the premises herein sub-leased subject, however, to the following express conditions (which conditions are hereby declared to be conditions precedent) to-wit:-

- (1) The Lessee agrees not to sub-lease any part of the premises to any business which would be considered a nuisance.
- (2) That the Lessee shall continue to remain liable to the Lessor for the rental stipulated herein.

Copies of these leases are on file in the office of Alester G. Furman Co. and may be inspected at any reasonable time.

In Witness Whereof the Lessor and Lessee have caused this agreement to be executed by their duly authorized officers and their official seals to be hereunto affixed the day and year first above written.

In the Presence of:

H. O. Gaddy (LS)
Lessor

Junius H. Garrison, Jr.
As to Lessor

James W. Bittner
Robert W. Williams
As to Lessee

FRANKLIN SAVINGS & LOAN COMPANY (LS)
BY [Signature]
BY Leonard H. Jones
Vice-President

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

PERSONALLY appeared before me H. O. Gaddy who, being duly sworn, says that he saw L. T. Batson sign, and as his act and deed deliver the foregoing Lease, and that he with Junius H. Garrison, Jr. witnessed the execution thereof.

Sworn to and Subscribed before me this 19th day of September, 1949

Mae R. Bittner
Notary Public for S.C.

H. O. Gaddy