

Should the Tenant fail to pay any installment of rent provided for herein, or fail to perform any of the covenants and agreements herein contained, the Landlord may, at his option, either declare the rental for the entire term immediately due and payable or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

The Tenant is given the option and privilege of renewing this lease for an additional term of five years from the termination date hereof at a rental to be agreed upon between the said Landlord and Tenant at the time of said renewal provided however that in the event the Tenant decides to exercise this option of renewal it shall give to the Landlord at least ninety days notice prior to the termination of this lease of its intention to renew.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS these parties hereby bind themselves, their heirs, administrators, executors, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

In the Presence of:)		
<u>Margaret McCreary</u>)	<u>Roy Waters</u>	(LS)
<u>Patrick C. Fant</u>)	Landlord	
)	GENERAL SUPPLY COMPANY, INC.	(LS)
)	BY <u>John A. Janes</u>	
)	President	
)	Tenant	

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

PERSONALLY appeared before me Margaret McCreary and made oath that she saw the within named Roy Waters, as Landlord, sign, seal and as his act and deed deliver the within written lease, and that he saw John A. Janes as President of General Supply Company, Inc., as Tenant, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written lease, and that she with Patrick C. Fant witnessed the execution thereof.

SWORN TO before me this 30th)
day of September, A. D. 1949.)
Patrick C. Fant (LS) Margaret McCreary
Notary Public for South Carolina)
Recorded February 11th. 1950 at 9:04 A.M. #3588
Re