

The lessor further agrees to maintain the sprinkler system in good repair during the term of this lease, but the lessor shall not be responsible for any damage inflicted by said sprinkler system or failure of the same to perform unless the lessor has been notified of the necessity of repairs to the sprinkler system and has refused to correct said condition or conditions within a reasonable time.

The lessee agrees not to overload the floor and further agrees not to make any repairs, improvements or alterations in the premises without the written consent of the lessors. Such consent will not be unreasonably withheld.

It is further stipulated that the lessee shall not sublet or assign this lease without the written consent of the lessor. Such consent will not be unreasonably withheld. If the business is discontinued or the premises vacated before the expiration of the lease, the whole of the unexpired time shall become immediately due and payable. The filing of a Petition in Bankruptcy or receivership or any petition involving the insolvency of the lessee shall automatically terminate this lease if the lessor so elects.

The destruction of the premises by fire or other casualty rendering the same unfit for occupancy, shall terminate the lease if either the lessee or lessor so desire. Two month's (2) arrears of rent, shall terminate this lease if the lessor so desires. The lessor agrees to make a reasonable abatement in the rent in the event of damage to the premises as the result of casualty or fire if the lessee continues to occupy the premises in said damaged condition, said abatement to apply until the lessor has repaired the premises.

The lessee hereby acknowledges having a duplicate of this Lease.

WITNESS the corporate seals of the Lessor and Lessee and the signatures of their duly authorized officers the date and year first written above.

WITNESSES:

Virginia B. Meare
J. E. Lactatus
J. L. Cooper
Norman Lee

EASTERBY MOTOR COMPANY, INC.

BY: H. Country
President
H. Country
Secretary

J. B. WHITE & CO. GREENVILLE, S. C.

BY: J. Kelly
Agent
A. M. Smith
Supt.

