

- (6) To yield up the said premises and all additions thereto at the determination of the tenancy in good and tenantable repair, reasonable use and wear excepted, as the same now are or may be put in by the lessor.
- (7) The said premises to be used for residential purposes only.
- (8) The lessee covenants and agrees to completely finish two rooms and the bath on the second story of the demised premises. Said finishing to include hardwood floors and wallboard or better, the bath to be completed with a rubber tile floor. The lessee covenants and agrees as a further consideration under this lease to insulate the ceiling of the said second floor of the said premises. Such improvements to the premises are to become a part of the premises upon the determination of the tenancy.

*Apply to
option for
second year
1954*

- (9) The lessee specifically covenants and agrees that if the husband of the lessor, Dr. Augustus J. Goforth, Jr., is released from military duty and returns to the City of Greenville to resume the practice of medicine, that the premises will be surrendered to the lessor upon thirty (30) days written notice.

3. The lessor hereby covenants with the lessee as follows:

- (1) That the lessee, paying the rent hereby reserved and observing and performing the several covenants and stipulations herein on his part contained, shall peaceably hold and enjoy the demised premises during the said term without any interruption by the lessor or any person rightfully claiming under him.
- (2) The tenancy of these premises is upon this condition that if the rent reserved, or any part thereof, shall be unpaid for thirty (30) days after becoming payable, whether formally demanded or not, or if any covenant on the lessee's part herein contained shall not be performed or observed, or if the lessee shall become bankrupt, then and in any of the said cases it shall be lawful for the lessor to re-enter at any time thereafter upon the demised premises or any part