

the South line of the right-of-way of the Southern Railway Company; thence along the South side of said right of way S. 70-07 E. 100.5 feet to the beginning 70.07 corner. Being the same property conveyed to Martin G. Dudley by Home Building & Loan Association by its deed dated July 8, 1935, recorded in the R. M. C. Office for Greenville County in Deed Book 178, Page 97." The above-described building is the same in which the National Biscuit Company now occupies the first floor.

The Lessor hereby grants unto the Lessee a right to the use of all alleyways and rights-of-way for ingress and egress of the premises hereby leased, which alleyways and rights-of-way are to be used along with other tenants of Lessor in said premises and any other parties who may have any rights in and to said alleyways and rights-of-way.

TO HAVE AND TO HOLD Unto the Lessee, its successors and assigns, for and during the term of five (5) years, beginning the 1st day of May, 1951, and ending on the 30th day of April, 1956, for the use and purpose of storing furniture and similar goods, wares and merchandise, and for dealing in and selling from said premises at wholesale and retail furniture and similar goods, wares and merchandise; and for the repair of said furniture, goods, wares and merchandise on said premises.

In consideration of the premises, the Lessee does hereby covenant and agree that it will pay unto the Lessor a rental of Twenty-four Thousand (\$24,000.00) Dollars, payable at the rate of Four Hundred (\$400.00) Dollars per month, on the 1st day of May, 1951, and on the first day of each and every month thereafter during the continuance of said lease. Upon default in payment of two months rent or failure on the part of Lessee to perform any of the covenants and agreements herein contained, Lessor may (1) declare the entire amount of rent for the balance of the term immediately due and payable, and take such steps as he may deem advisable in law or in equity to collect the same, or enforce any lien which he might have for payment thereof; (2) declare this lease cancelled and take possession of the premises immediately, with the right to collect from the Lessee any amount of rent due hereunder prior to the time of the cancellation thereof by Lessor.