

Covering both person and property as may be necessary to protect the owner. The owner agrees that he is to carry fire insurance on the building, and the tenant agrees that he will carry such fire insurance as he may desire.

The owner is to pay city, county and state taxes on the land and building; the tenant to pay such taxes as may be assessed against his personal property and the business.

It is agreed that the property may not be subleased without the written consent of the owner.

It is further agreed by the tenant that he will run this business in an A-1 manner, keeping the building, toilets and grounds neat, clean and will at all times comply with the requirements of the code of the City of Greenville and laws of the County of Greenville, and State Health Department.

It is further agreed between the parties that should the James St. entrance be closed by order issued by proper legal authority, that the closing of such entrance will not serve to reduce the amount of rent to be paid.

The tenant accepts the above lease, agrees to pay the rent named, and agrees that he will abide by the terms and conditions expressed, and that upon breach or failure to abide after request to do so, the owner may either cause such violation to be corrected at the expense of the tenant, or at his option declare the lease terminated and ended.

Upon the termination of this lease for any cause all fixtures, buildings and attachments placed upon the premises shall revert to the owner and become his exclusive property.

In case of insolvency, bankruptcy, receivership or any other legal proceedings which takes the operation of the property out of control of the tenant, the owner may at his option terminate and end the lease.

In case of default in making any payment herein specified, such amount shall draw interest at Six (6%) per cent from the date