

It is further agreed between the Parties that if the business is discontinued or the premises vacated before the expiration of this Lease, then the rent for the whole of the unexpired time becomes immediately due and payable.

It is further understood and agreed between the Parties that the Lessee shall not assign this Lease nor sub-let any part of the premises without the written consent of the Lessor.

It is further understood and agreed between the Parties that should the Lessee go into bankruptcy or a receiver be appointed, that the Lessor may at her option cancel this Lease. The Lessor may at her option terminate this Lease should the Lessee become in arrears for rent for any one (1) month. The Lessor is to pay taxes on the land and building; the Lessee to pay all other taxes and utilities.

TO HAVE AND TO HOLD the said premises unto the said Lessee, his Executors or Administrators for the said term.

And, it is further agreed that the covenants and agreements herein contained are binding on the Parties hereto and their legal representatives and their Heirs and Assigns.

IN WITNESS WHEREOF, the Parties hereto have hereunto set their Hands and Seals in duplicate this the day and year above written.

Azilee G. Boyd (LS)
Lessor

Robert A. Henderson (LS)
Lessee

Signed, sealed and delivered in the presence of:

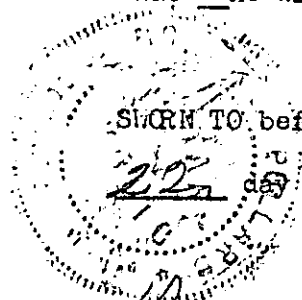
Loris G. Pellard
Thomas L. Boyd



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PERSONALLY appeared before me Thomas L. Boyd who, on oath says that he saw Azilee G. Boyd and Robert A. Henderson sign, seal and as their act and deed deliver the within written Lease and that he with Loris G. Pellard witnessed the execution thereof.



SWORN TO before me this the 22 day of December, 1954.

Thomas L. Boyd

Loris G. Pellard (LS)
Notary Public for South Carolina

Recorded March 19, 1955 at 10:15 A. M. No. 7128