

proportionately abated. In the event that the premises are destroyed or rendered untenable for occupancy, the Lease shall not terminate but the Lessor shall repair and restore the building within ninety (90) days, and the Lessee shall be relieved from any payment of rent.

7. The Lessee agrees not to make any alterations without the written consent of the Lessor; not to assign or sub-let any part of the premises without the written consent of the Lessor, which consent shall not be arbitrarily withheld; and to keep the leased premises and improvements in good repair, wear and tear arising from the reasonable use of the premises, and damage by the elements being excepted.

IN WITNESS WHEREOF, The parties have placed their hands and seals the day and year first written above.

WITNESSED:

For Lessors:

J. L. Gray
J. H. Puce

Charles P. Efstration
Charles P. Efstration

Catina E. Efstration
Catina E. Efstration
Lessors.

For Lessee:

J. L. Gray
J. H. Puce

Dr. E. C. McLawhorn
Dr. E. C. McLawhorn
Lessee.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me J. O. Poas and made oath that he saw the within names Charles P. and Catina E. Efstration, B. C. McLawhorn sign, seal and as their act and deed deliver the above written instrument, and that he with witnessed the execution thereof.

Sworn to before me this 15th day of April, 1955.

J. H. Puce (L.S.)
Notary Public for South Carolina

J. L. Gray