

hereof the Lessor shall keep, in full force and effect fire and windstorm insurance, with extended coverage provisions, in an amount sufficient to replace said dwelling in the event of destruction. Further, that should said dwelling be destroyed or damaged more than 50% of its value by fire or other hazard, the Lessors shall have the right to retain all of the proceeds of said insurance and not replace or rebuild the structure, BUT IN THAT EVENT, the rental for the term herein stipulated (as shown more fully above) shall abate and cease at the rate of \$ 35.00 per month. Should, however, the damage to said building be less than 50% of its value, the Lessors with all reasonableness shall repair the same, the rental above described being abated to the extent of \$ 20.00 per month during such period when repairs are being made. With respect to the insurance on the store building, the Lessee shall keep and maintain in force at his expense such insurance and in such amounts as he may elect with no obligation to account to the Lessors for any proceeds therefrom in the event of loss or damage.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS, these parties do hereby bind themselves, their heirs, administrators, executors, successors and assigns.

This lease agreement is executed by E. Inman, Master for Greenville County to the interests in and to said property of the Lessors, Elaine Joann Barsh Coogler, Charles Richard Barsh and Sandra Caroline Barsh, pursuant to a Decree of the Honorable William B. McGowan, Judge, Greenville County Court, dated July 15, 1955, as will be shown by reference to Judgment Roll, <sup>G-1470</sup> Clerk of Court for Greenville County, S. C.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals in duplicate this day and year first above written.

IN THE PRESENCE OF

Louise M. Moore  
Robert B. King

\_\_\_\_\_  
\_\_\_\_\_  
Elaine J. Barsh Sloan  
LESSOR