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1. That they will, at their expense, cause arches to be cut in the concrete walls between No. 1 and No. 16 East Washington Street in order to make the space in No. 16 available for use as part of the cafeteria. Lessee agrees to take the building as it stands, other than as hereinafter provided, and to pay such other charges, taxes, fees, and expenses as may be required by the city, county, or state, at its own expense.

2. That they will maintain the roof of said building in good condition and make any repairs required at any necessary time, including, but not limited to, fire, flood, robbery, other casualty, and theft, and other damage.

3. That they will make any and all alterations or replacements that may be necessary in order to comply with any regulations, orders, or municipal authorities which are referred to said building.

4. That they do hereby consent to the erection of a canopy in front of the cafeteria and the erection of a sign over the same. All expense incidental to such erection and the maintenance thereof to be borne by Lessee. The sign shall be a canopy which are connected with the rear of the building and have access to the rear street.

5. That they will not permit any of the property owned by them in this block to be used for the operation of a restaurant or other business during the life of this lease.

6. That they will give Lessee 30 days' notice in writing of the expiration of or before the 1 day of April, 1933.

THE LESSOR CONSENTS AND AGREES:

1. That it will not assign or sublease or otherwise dispose of, in whole or in part, without the written consent of the Lessee.

2. That it will furnish such title insurance as may be required at its own expense.

3. That it will make such repairs as may be necessary to the time necessary as may be reasonably required by the Lessee hereinafter.

4. That it will deliver to Lessee at the expiration of this lease all the fixtures and other personal property which are attached to the building.

5. That at the expiration of this lease it will deliver up the premises in as good a state as it was in at the beginning of this lease, and will be bound to repair or replace any fixtures, etc., which may be damaged or lost during the term of this lease.

RAINEY,  
FANT & BRAWLEY  
ATTORNEYS AT LAW  
GREENVILLE, S. C.