

rentals to the Lessors, or should she in any other way violate the terms of the Lease, the Lessors shall notify the Bank in writing of such failure or violation and the said Bank shall have the right and privilege of paying the rentals and/or removing the violations and then hold possession of the property under the Lease until its loan, renewals or advancements on behalf of the Lessee have been paid in full; that should the Lessee file bankruptcy or be placed in receivership or should the Lessee become disabled or die, or should the Lessors die, during the term of this Lease, the rights of the Bank shall remain and continue under the Lease and this Agreement until the full payment of its loan for the improvements and maintenance of the property until the Lease terminates.

Should the said First National Bank find it necessary to take possession of the property for any of the reasons set forth above the Bank may either operate the business or sublet the premises until paid, provided the said business is conducted in the manner set forth in the Lease. It being the intent of this Agreement by the Lessors that the said Bank shall be fully protected in making loans for the improvement of the property during the 20-year period of the Lease, so long as the rentals are paid the property be maintained, and the business conducted as provided therein.

WITNESS our hands and seals this the 20th day of April, 1964.

Signed, sealed and delivered in the presence of:

Doris A. Carpenter
Ansel M. Hawkins

J. E. Campbell (SEAL)
Ruby M. Campbell (SEAL)

STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE :

Personally appeared Doris A. Carpenter and made oath that she saw the within named James E. Campbell and Ruby M. Campbell, sign, seal and as their act and deed deliver the within written Agreement, and that she with Ansel M. Hawkins witnessed the execution thereof.

SWORN to before me this the 20th day of April, 1964.

Ansel M. Hawkins (SEAL)
Notary Public for S.C.

Doris A. Carpenter

Recorded May 1, 1964 At 2:16 P.M. # 30953