

7) The Lessor will pay taxes on the assessed value of the property as they may become due and payable.

8) It is contemplated between the parties that the Lessee shall add air-conditioning, heating units, and electrical wiring and fixtures to these premises, which are currently without either. They are to be added at its own expense and with the express agreement that the Lessee shall have the right to remove same upon termination of the lease, even though the same may be fixed or attached to portions of the building.

9) Should the premises be destroyed by fire or other disaster, the Lessor shall have the option as to whether to re-build or not to re-build; provided, however, should more than ninety (90) days be necessary to restore the building, the Lessee shall have the option to cancel the lease.

WITNESS our hands and seals this the 17 day of May, 1966, at Greenville, South Carolina.

WITNESSES:

W.T. Cook
M. J. Stewart

Vera Merck
Vera Merck - Lessor

Ruth's Fashions, Inc.
By: [Signature]
Title: Pres.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY APPEARED before me the undersigned and made oath that he saw the within named Vera Merck, Lessor and Ruth's Fashions, Inc., Lessee, by its duly authorized officer, sign, seal and as their act and deed deliver the within Lease and that he with the other witness witnessed the execution thereof.

W.T. Cook

SWORN to before me this 17 day of May, 1966.

[Signature] (LS)
Notary Public for South Carolina

Recorded May 19th., 1966 At 1:47 P.M. # 33037