

EVENTS TERMINATING THIS LEASE PRIOR TO MARCH 31, 1970:

(A.) This Lease shall terminate on the discharge or release of the Lessor, Mogie R. Malone, from active military service in the armed forces, upon the Lessors giving to the Lessee sixty (60) days written notice thereof, with no further obligation or responsibility of the parties hereto; and/or

(B.) This Lease shall terminate in the event the Lessee is either transferred by his present employer to pursue his employ in an area other than in the general vicinity of Greenville, South Carolina, or ordered to active military service in the armed forces, upon the Lessee giving to the Lessors fifteen (15) days written notice thereof, with no further obligations or responsibility of the parties hereto.

The Lessee further covenants and agrees:

1. That he will not sublet or transfer the use or possession of said premises, or any part thereof, to any person or persons whomsoever, without the consent in writing of said Lessors;

2. That he will carefully and economically occupy and use said premises and forthwith repair all injury and pay all damages that may happen or accrue to the same or any part thereof, during the term of this Lease, reasonable wear and use thereof, damages by accidental fire not due to negligence of tenants or those holding under them or on the premises under their authority, and damages by the elements excepted;

3. That at the expiration of the term of this Lease, or other termination thereof as hereinabove provided, he will surrender the entire possession of said premises in as good state and condition as the same are now in, ordinary wear and tear and damages by the elements alone excepted;

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