

Failure to pay the rentals as agreed upon shall terminate this lease at the option of the Lessor, and upon termination of the same at the end of the lease period, or for any other cause, except by fire or other unavoidable agency, the Lessee agrees to leave the buildings in good condition, reasonable wear excepted.

WITNESS our hands and Seals this the day above stated.

Signed, sealed and delivered in the presence of:

B E Mills (SEAL)
Trustee under the Will of J. H. Mills, deceased LESSOR

Rennis Morrison

W. H. Brannon
As to B. E. Mills, Trustee

SULLIVAN HARDWARE COMPANY, INC. (SEAL)

Helma Patricia Bell

By: W. W. Sullivan, Pres. LESSEE

Mary Anna Ellison
As to Sullivan Hardware Company, Inc.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PERSONALLY appeared before me Rennis Morrison who on oath says, that he saw the within named B. E. Mills, Trustee under the Will of J. H. Mills, deceased, Lessor, sign, seal and deliver the foregoing Lease and Rental Contract, and that he with W. H. Brannon witnessed the execution thereof.

SWORN to before me this 14th day of April, 1971.)
W. H. Brannon (SEAL)
Notary Public for South Carolina.
My Commission Expires June 1979.



STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

PERSONALLY appeared before me Helma Patricia Bell who on oath says that she saw the within named Sullivan Hardware Company, Inc., by its duly authorized officer W. W. Sullivan, President, Lessee, sign, seal and deliver the foregoing Lease and Rental Contract, and that she with Mary Anna Ellison witnessed the execution thereof.

SWORN to before me this 16th day of April, 1971.)
Mary Anna Ellison (SEAL)
Notary Public for South Carolina.
My Commission Expires 3-10-1980.



Recorded April 22, 1971 At 10:40 A.M. # 24752