

11. That the Lessee does hereby agree that the premises shall be used only for the purposes of conducting a business there- in and he will not permit anything to be done which might render void or voidable any policy of insurance on said premises insuring against fire or which might result in any extra peril or increase in the premium to become due and payable on such insurance.

12. The Lessee reserves the right and privilege, after the payment of the rent to the expiration of this lease, or the renewal of any option thereof, of removing any and all trade fixtures, furniture, equipment, or other fixtures of a similar nature purchased by the Lessee or which may be installed by and at the expense of the Lessee.

13. That the Lessee, upon the expiration of this lease, or any renewal thereof, will deliver up said premises in as good a condition as they are at the present time of entering into this lease, reasonable wear and tear excepted.

14. The Lessee shall have the right to sublet the premises or sell the lease, to a tenant satisfactory to the Lessors.

15. This Lease merges all agreements between the parties and shall not be modified except by a written instrument signed by the parties hereto.

16. This lease shall bind the parties hereto, their respective heirs, successors, assigns, executors, and administrators.

17. It is further agreed and understood that Lucille K. Hendricks has full power and authority in connection with this lease, to collect/ rents and is empowered to take such legal action as may be necessary to enforce the terms of this Lease, solely in her name and in the absence of her husband, Cecil M. Hendricks.

IN WITNESS WHEREOF, we, the said Cecil M. Hendricks and Lucille K. Hendricks, the Lessors, and S. R. Reynolds, the Lessee, have hereunto set our hands and seals this 17th day of August, 1972, at Greer, South Carolina.

Signed, sealed and delivered in the presence of:

Cecil M. Hendricks
Cecil M. Hendricks

Lucille K. Hendricks
Lucille K. Hendricks

M. V. Ogles

[Signature]

S. R. Reynolds
S. R. Reynolds

Sm
EMT
LLH