

And it is agreed, that the Lessee shall on demand reimburse the Lessor for all breakage of glass and all other injuries done during the Lessee's tenancy to the said premises, or to any fixture or appurtenances, excepting such as are produced by accidental fire or natural decay; and that the Lessee shall not make any alterations, additions or improvements on said premises without the written consent of the Lessor, and all alterations, additions and improvements made upon the said premises shall be the property of the Lessor, and that the Lessee shall at the Lessee's expense, keep in repair all gas, electric and heating fixtures, and also all plumbing when damaged or in need of replacement.

And it is agreed, if default be made in the payment of rent at the time above specified, or if default shall be made in the performance of any of the provisions or agreements herein set forth, or if the Lessee shall become insolvent or vacate the said premises; that then the entire amount of rent that would accrue for the unexpired term shall at once become due and payable to the Lessor; and it shall be lawful for the Lessor to terminate this lease, and re-enter and forthwith repossess all and singular the said premises without hindrance or prejudice to his right to distrain for all rent that may be due; but the collection by the Lessor of rent for the unexpired term shall entitle the Lessee to all the Lessee's rights under this agreement during the period for which the rent may have been collected.

And it is agreed, that the Lessor shall have the right at the Lessor's pleasure at reasonable hours, to enter said premises either in person or by the Lessor's Agents, and also that the Lessee will be liable for any damage suffered during the leased term by or to any person or property while on said premises.

And it is lastly agreed, that the terms of the foregoing lease shall not be varied or modified without the consent of the parties hereto being first endorsed hereon.

In witness whereof, the said parties have hereunto set their hands and seals the day and year first above written.

Signed and sealed in presence of:

A. G. Goodwin

Vance Erving Edwards (L. S.)
Vance Erving Edwards (lessor)

L. A. Whitman

Ethel Edwards (L. S.)
Ethel Edwards (lessor)

Dorothy R. Huff

Edwards Insurance Agency of Travelers Rest, Inc.
By Vance Erving Edwards
Vance Erving Edwards President (lessee)

By Ethel H. Edwards
Ethel H. Edwards Secretary (lessee)

