

The lessee agrees to maintain the premises in good condition and will surrender the same to lessor upon termination of this lease in as good condition as it now is, ordinary wear and tear excepted, and destruction by fire, tornado or other acts of God.

In the event of total or partial destruction of the building by fire, it is mutually agreed that lease will be terminated and there will be no obligation on the part of the lessor to restore the building.

Lessor will keep the property covered by fire insurance during this lease.

Any painting or improvements to the property should be approved in writing by the lessor, and lessor reserves the right to inspect the property at anytime He desires.

IN WITNESS WHEREOF We have hereunto set our hand and seal this 15th day of January, 1978.

In The Presence Of:

Sherry Loemissen

Philip LaBonte (L.S.)

Sherry Loemissen

Betty Jean LaBonte (L.S.)

15 Okra Apt.

J.H. Morgan (L.S.)

268-2210

Tracy Morgan

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared before me Tracy Morgan and Philip LaBonte, Betty Jean LaBonte and J.H. Morgan who acknowledged to me that they executed the within instrument, and that she with Sherry Loemissen intended the execution thereof.

Sworn to before me, this 1 day of March, A.D., 1978

Tracy Morgan

Ruby W. McClinton (SEAL)  
Notary Public, S. C.

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