

TITLE TO REAL ESTATE

It is understood and agreed that the Lessee will furnish at his own expense all lights, water, gas, and electric power used on said premises during his occupancy herein and shall heat the premises at his own expense.

Should the Lessee fail to pay any installment of the rent provided herein within fifteen days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, or any extension thereof, the Lessor may at her option either declare the rental for the entire term immediately due and payable and proceed to collect the same, or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the time of re-delivery of possession of said premises.

In the event of bankruptcy of the lessee, or in the event the Lessee shall be placed in the hands of a Receiver or shall make an assignment for the benefit of creditors, the Lessor may at her option declare this lease immediately terminated and may take immediate possession of the premises.

This lease may be assigned or the premises herein leased, subject, however, to the following expressed conditions: (which conditions are hereby declared to be conditions precedent) to-wit:

- (1) That the Lessee shall first secure the written approval of the lessor, such approval not to be unreasonably withheld.
- (2) That the Lessee shall continue to remain liable to the Lessor for the rental stipulated herein. The Lessee, however, may sub-lease a portion or portions of said premises without the approval of the Lessor, but subject still to the same conditions outlined above.

IN WITNESS WHEREOF the Lessor and Lessee have hereunto set their hands and seals, this the day and year first above written.

Arthur C. McCall)
Mae B. Patrick)
 As to Lessor)
H. O. Gaddy)
Atha W. Bridges)
 As to Lessee.)

Elizabeth B. Williams (LS)
 LESSOR

James E. Lipscomb, Jr. (LS)
 LESSEE.

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

PERSONALLY appeared before me Arthur C. McCall who being duly sworn says that he saw Elizabeth B. Williams sign, and as her act and deed deliver the foregoing Lease, and that he with Mae B. Patrick witnessed the execution thereof.

Sworn to and Subscribed before me this 5 day of March, A. D. 1946.

Arthur C. McCall

Mae B. Patrick
Notary Public for S. c.



STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

PERSONALLY appeared before me H. O. Gaddy who being duly sworn says that he saw James E. Lipscomb, Jr. sign, and as his act and deed deliver the foregoing Lease, and that he with Atha W. Bridges witnessed the execution thereof.

SWORN to and SUBSCRIBED before me this 5 day of March, A. D. 1946.

H. O. Gaddy

Mae B. Patrick
Notary Public for S. C.

S. C. Stamps \$3.24