

Consent of the Lessor and that at the expiration or sooner termination of this lease, they will deliver up to the lessor or possible possession of said premises in as good condition as they now are, reasonable wear and tear alone excepted. Any sublease or assignment or license made or to be made hereunder to be in all respects subordinate to this lease, the premises held by such sub-lessee subject to the terms hereof and the obligations of the sub-tenant thereunder to insure to the benefit of lessor and additional security, with the usual rights and liens of (the land- lord) issuing to the benefit of the Lessor herein, but without prejudice of any of his rights against the Lessee.

6. Should the Lessee at any time during the term of this lease become insolvent or make any assignment for the benefit of creditors, or file a petition in bankruptcy, or should a petition in bankruptcy be filed against them, or should the Lessee, sell out, liquidate or for any reason cease doing business, or should the Lessee violate any of the covenants of this lease, the Lessor may at his option declare this lease terminated and it shall thereupon become null and void and the Lessor shall have the right to take possession of said premises upon thirty days notice, but if he should not exercise such option, then and in that event, all the rent provided for herein for the whole term of this lease shall become immediately due and payable, and in addition to the rights and remedies now allowed by law, the landlord shall have a preferred lien upon all stocks of goods and fixtures and furniture of said Lessee in the business on said premises, and upon the payment of all the rent for the entire term, the lease shall be an asset of

"Mrs Page"

the estate or estates of the Lessee, bankrupt or otherwise, provided, however that any subsequent assignee, tenant or user, shall take and hold subject only to the provisions and conditions hereinabove prescribed, and if the proceeds of the additional lien on stocks, etc. should be insufficient to pay the whole of said rent, then the Land- lord shall have the right to apply the same on the rental for the term as far as it will go and to terminate the lease thereafter any subsequent tenant, assignee or lessee for any portion of the term to take under the same conditions and provisions as prescribed in this paragraph, in case of any such assignee, tenant or lessee acquiring the entire remaining portions of the term hereunder.

7. The premises above referred to are more fully described on a plat of same by R. E. Patton Engineer, made for Mrs. Sue Harris Eades, March 1919 being that portion of the said lot designated on copies of the plat attached hereto and marked Exhibit "A" as S. H. S. L. M-7-P. 2-2.

In Witness Whereof, the parties hereto have set their hands and seals this the day and year first above written.

All Enclosures before signing

In the Presence of L. J. Harris (L.S.)
L. J. Harris, Lessee
John R. Carter
W. F. Pratt

J. W. Pitman vs Maxwell Brass Quinn
Frank E. Quinn By R. J. Quinn, Lessee

State of South Carolina,
County of Greenville,
Personally appeared before me John R. Carter and made "Ora"