

It is Further Agreed that if any rent be due and not paid within fifteen days from the time the same becomes due and payable, or if Lessee goes into Bankruptcy, makes an assignment, is put into receivership or employs any of the insolvent laws, or if default be made in any of the covenants herein contained, such failure to pay and such default, or in either event, this lease shall cease and determine at the option of the Lessor, it being expressly agreed that any extension of time of payment or omission of that part of the first part, the Lessors, to declare the said lease at an end, shall not preclude them from any other subsequent time declaring said lease at an end upon failure of payment being made or covenant kept by the party of the second part, the Lessee, but that such right may be exercised in reference to any failure of payment or covenant breached whenever the same may occur and without any reference to action or want of action theretofore taken by the party of the first part, the Lessors, upon the Lessors under any of the said conditions declaring this lease at an end, the right is hereby given them to reenter and take possession of said premises without suit or process and remove all parties therefrom.

And the Lessee covenants to pay the rent in the amounts and at the times herein stated, keep all the covenants herein stated and expressed, and at the time of the expiration of said term, or other termination of this lease, to quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit.

In Witness Whereof the parties hereto do, in duplicate, set their hands and seals the day and year first above written, binding themselves, their heirs, executors and administrators and successors firmly by these presents.

Signed, sealed and delivered  
in the presence of:  
Mary J. Dean  
Kate Thomason  
As to Peoples National Bank,  
Greenville, S.C., as Executor  
And Trustee of the Estate  
of Clinton J. Morgan, deceased.

Peoples National Bank,  
J. C. Hopkins, Asst. Cashier (Seal)  
As Executor and Trustee of  
The Estate of Clinton J. Morgan,  
deceased.

Jennie R. Morgan  
B. A. Morgan  
As to Jas. H. Morgan, Jr.,  
Individually and as  
Trustee for Virginia W. Morgan.

Jas. H. Morgan, Jr. (Seal)  
Individually and as Trustee  
for Virginia W. Morgan.

J. A. Hudson  
Ernest C. Baumgardner  
As to Stewart-Merritt Co., Inc.

Stewart-Merritt Co. Inc.  
By Mary J. Stewart (Seal)  
Pres.

South Carolina,  
Greenville County.

Personally comes before me Mary J. Dean, and upon oath says: That she saw the within named Peoples National Bank, as Executor and Trustee of the Estate of Clinton J. Morgan, deceased, by J. C. Hopkins, Asst. Trust Officer sign, seal and as its act and deed deliver the foregoing lease and that she with Kate

(next page)