

fault of the lessee, the lessor is responsible for the repairs, which he may make in a reasonable time, and the lease will be extended for such additional time and to the extent that the lessee cannot use the premises; and for such period payment of rent will be adjusted or suspended as is proper. In case of serious damage the lease is thereby cancelled, and should the parties desire a new lease, they shall then negotiate one.

The lessor will carry insurance on the building. The lessee will carry insurance on the stock, fixtures and equipment, in amounts sufficient to protect the lessor.

In case of default in payment of the rent, for a period of sixty days, the lessor may cancel this lease at his option.

The lessee agrees to all the terms and conditions of this lease, and further agrees that he will pay rent as herein above specified, and will truly and faithfully perform all of the terms and conditions of the lease.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 31st day of January 1950, thereby binding themselves, their heirs and assigns.

Witnesses:

Leroy Snyder
Perry G. McCary

R. S. Fortune
Lessor

Edward W. Clay
Lessee

STATE OF SOUTH CAROLINA
COUNTY OF HILLSVILLE

Personally appeared before me R. S. Fortune and Edward W. Clay and Leroy Snyder (CFC) and in do oath that he saw the within named R. S. Fortune and Edward W. Clay sign, seal and as their act and deed deliver the

within lease and that he with Perry G. McCary witnessed the execution thereof.

Subscribed before me
31st day of January 1950.
Charles A. Carpenter (LC)
Notary Public for South Carolina

Leroy Snyder