Right Of Re-Entry

7. Tenant agrees to permit the Landlord or his agents to enter these premises at reasonable hours for the purpose of making inspections and repairs, after first notifying the Tenant, and to also permit the Landlord or his agents to enter the premises in case of fire, storm or need for emergency repair. Tenant agrees to allow the

or purchasers during the last thirty (30) days of the Tenant's occupancy of the premises. VOL 120 PAGE 961

Assignment
Or Subletting

other than members of the family

8. The Tenant further covenants that he will not allow anyone/to share said premises, keep roomers or boarders, nor assign, sublet or transfer said premises or any part thereof without the Landlord's written consent.

Condemnation

9. It is agreed by and between the Landlord and the Tenant that if the whole or any part of said premises hereby leased shall be taken by a competent authority or any public or quasi-public use or purpose, then and in that event, the term of this lease shall cease and terminate from the date when the possession of the part so taken shall be required for such use or purpose. All damages awarded for such taking shall belong to and be property of the Landlord.

Eviction

Damages By Fire To Premises 11. If during the term of the lease the premises should be partially destroyed by fire, or other casualty, the Landlord shall make whole any damage to the structure with all reasonable diligence and without interruption of Tenancy. If, however, the premises sustain a fire, or other casualty, that render the premises uninhabitable, then the lease would terminate and the rent would cease to accrue as of the date of destruction. In the event of fire, or other casualty, the Tenant is to notify the Landlord or agent he baded upon knowledge by Tenant thereof.

Quiet Enjoyment 12. Landlord agrees and covenants that the Tenant shall have peaceful and quiet enjoyment of the demised premises for the duration of his occupancy, provided of course, that the Tenant complies with the covenants, agreements, and conditions stated herein.

Tenant Transfer Cancellation Of Lease 14. The Landlord agrees to terminate this lease prior to the expiration date shown on this lease upon the Tenant's payments of all reasonable expenses involved in securing another Tenant (including advertising, showing property, and credit report). This will be in addition to the Tenant being liable for rent payments until premises are occupied by a new Tenant. The Landlord agrees to pay over to the Tenant all rent collected from the next Tenant of the premises through the date the rent is paid in advance.

Cleaning
Premises Upon
Vacating

15. Upon vacating premises the Tenant promises to pay all rent due in full. The burden of proof of payment shall be upon the Tenant. To sweep out residence and remove all trash and other debris from premises. To lock and fasten all doors and windows. To return all keys for the premises to the office of W. Tully Johnson.

Realtor. When premises were leased one keys were issued to Tenant.

Tenant Purchase

Rent Payment Responsibility

- 17. It is expressly understood that this agreement is between the Landlord and each signatory individually and severally. In the event of default by one signatory each and every remaining signatory shall be responsible for timely payment of rent and other provisions of this agreement.
- 18. This lease shall be binding upon the parties, their heirs, representatives, and assigns. If any part of this lease if not fully understood then competent advice should be sought. Time is of the essence of this agreement.

IN WITNESS WHEREOF, the Landlord and the Tenant have executed these presents, the day and year first above written.

Witness as to Tenant

Witness as to Tenant

A Daun Lunmon

Landlord (or Agent)
W. Tully Johnson, as Agent for the Landlord
for William E. Armstrong and Juanita

Armstron

Landlord (or Agent)

This is a legally binding contract. If not understood, seek further advice.

The printed matter in this form approved by The South Carolina Association of REALTORS®

REALTOR

Form No. 9 2/3/72

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