

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

I, Frederick S. Hutchalls lessor,
in consideration of the sum of one hundred dollars mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

H. T. Dearham Lessee,
for the following use, viz: the above said building located at 27 South Street, Greenville, S. C., for the purpose of a business office for the use of the lessee and his assigns for the term of three years beginning on October 1st 1945 with the option to be extended for two additional years by the lessee by giving notice in writing to the lessor at least 60 days before the expiration of the term of the lease. and the said lessee

in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Twenty Dollars per month payable in advance on the 1st day of each month.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued on the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

Frederick S. Hutchalls and H. T. Dearham have read the foregoing lease and have signed the same in full knowledge of its contents and the effect thereof and have agreed to the same.

To have and to hold the said premises unto the said lessee, his heirs and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party written notice in writing to the time of the desired termination, but the destruction of the premises by fire or sinking or other casualty, or invasion or eviction or condemnation or any other cause shall terminate this lease, if the party so desires. The lessee agree to make good all damage of glass and all other fixtures to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 24th day of October 1945

Witness: Frederick S. Hutchalls (SEAL)
Frederick S. Hutchalls (SEAL)
H. T. Dearham (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Frederick S. Hutchalls
and makes oath that he saw the within named Frederick S. Hutchalls and H. T. Dearham
sign and seal the within written instrument, and that he with H. T. Dearham
witnessed the execution thereof.

Sworn to before me this 24th day of October 1945
H. C. Smith (L. S.)
Notary Public, S. C.

S. C. Stamps \$ and 60 cents

Recorded November 26th 1945 at 1:55 o'clock P. M.