

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

I, Dora J. Ballenger Lessor,

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Orkin Exterminating Co. (a Corporation) Lessee,

for the following use, viz: office, storage, parking and exterminating business the property described below

for the term of Three (3) years commencing May 1, 1946 and ending April 30, 1949.

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Thirty Six Hundred (\$3600.00) Dollars:

you payable in monthly installments of \$100.00 on the 1st day of each and every 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 or 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.

Description of Premises:

Lots 8 and 9 of the Winston property, located on the north side of West Coffee Street, in the City of Greenville, State and County aforesaid, and having the following metes and bounds:

Beginning at a point on the north side of West Coffee St., which point is 14 feet 6 1/2 inches east of Richardson Street, and running thence with said Coffee Street S. 69° 10' E. 40 feet to a point in center of a wall, thence with center of said wall N. 21° 44' E. 15 feet to a point on the south side of an 8-ft alley, thence with south side of said alley S. 69° 10' E. 10 feet to a point on said alley, thence S. 21° 44' N. 15 feet to beginning.

To have and to hold the said premises unto the said lessee its successors 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 lessee desiring to terminate it after the expiration of the term here mentioned give to the other party two (2) months written notice previous to the date of the desired term.

The destruction of the premises by fire or making it unfit for occupancy or other casualty, or two (2) months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done 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 12 day of April 1946.

Witness: Lucy J. Stallings witnesses as to Dora J. Ballenger (SEAL)
Mr. L. E. Jarrard Orkin Exterminating Co. (SEAL)
Etta R. Sanders witnesses as to By J. L. Pressman (SEAL)
R. W. Ward General manager,

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, came R. W. Ward
and makes oath that he saw the within named Dora J. Ballenger

sign and seal the within written instrument, and that he with Etta R. Sanders

witnessed the execution thereof.
Sworn to before me this 16th
day of April 1946
Etta R. Sanders (L. S.)
Notary Public, S. C. R. W. Ward

S. C. Stamps \$ 1 and 44 cents

Recorded April 17th 1946 at 10:25 o'clock a. M.

State of South Carolina, County of Mecklenburg.
Personally, come Lucy J. Stallings and Mr. Ward that she saw the within named J. L. Pressman, General Manager of Orkin Exterminating Co., sign, seal and as the act and deed of said company deliver the within written instrument, and that she with Mr. J. J. Jarrard withdrew the execution of the same.
I, J. L. Pressman, do hereby certify that this is a true and correct copy of the original of said instrument.
My Commission expires April 11, 1947.

