

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

L E A S E .

THIS AGREEMENT made and entered into this 30th day of June, 1941, by and between Acme Realty Company, a corporation organized and existing under the laws of the State of South Carolina and having its principal place of business in the City of Greenville, S. C., hereinafter referred to as Lessor, and Provence-Jarrard Company a corporation chartered under the laws of the State of South Carolina, and having its principal place of business in the City of Greenville, S. C., hereinafter referred to as Lessee,

W I T N E S S E T H

In consideration of the payments made and to be made by the Lessee hereinafter provided and of the covenants by the Lessee hereinafter set forth, the Lessor does hereby lease and demise unto the Lessee named herein all that certain lot of land situate, lying and being on the north side of West McBee Avenue fronting thereon 58.75 feet, together with the improvements thereon, including that two-story brick building, known and designated as Street No. 214-216 West McBee Avenue in the City of Greenville, State of South Carolina.

TO HAVE AND TO HOLD unto the Lessee for and during the term of ten years, commencing July 1, 1941, and ending on June 30th, 1951, for the purpose of operating therein and thereon and dealing therein and thereon a general printing business and sale of office equipment and supplies and the manufacture of textile specialties and any other business connected therewith, reserving and paying unto the Lessor the rental hereinafter provided.

The Lessee agrees to take said premises for the term herein mentioned and as a rental therefor to pay to Lessor an amount to be adjusted annually by mutual agreement between the Lessor and the Lessee, but said amount in no event to be less than Three Hundred Seventy-five and no/100 (\$375.00) Dollars, monthly in advance, the first payment to be made July 1, 1941, and thereafter on the first day of each month, the final and last payment being due June 1, 1951.

It is understood and agreed by the parties hereto that no alterations or changes will be made in said premises by the Lessee so as to impair the structural strength of the building, nor shall any alterations or additions to said building be made without the approval of the Lessor; provided, however, the Lessor does hereby give to the Lessee the right and privilege at all times during this lease, or any renewal thereof, to install and construct at its own expense such trade fixtures as may be necessary to the proper conduct of its business, and upon the termination of this lease the right to remove from said premises all such trade fixtures which it may have installed at its expense, provided that all rent which has accrued up to the date of said removal has been paid.

The Lessee agrees to pay all water, gas, electric light and electric power charges for all water, gas, electric lights and electric power used on said premises during its occupancy hereunder and shall heat the said premises at its own expense.

The Lessee does hereby covenant and agree that it will not assign this lease nor sublet said premises except such space on the second floor as may not be needed by the Lessee for the operation of its business, without the consent in writing of the Lessor, such subletting shall not in any manner affect the liability of the Lessee to pay to Lessor the minimum fixed rental hereinabove set forth, that it will use said premises for the purpose of conducting therein and thereon a general printing business and sale of office equipment and supplies and the manufacture of textile specialties and any other business connected therewith, and will not do or permit to be done on said premises anything which may render void or voidable any policy for insurance of said premises against fire, nor which may render any increase or extra premium payable for such insurance; the Lessee covenants that it will keep the demised premises in good condition and that it will repair at its own expense any breakage of glass or other damage done to said premises, and at the expiration of the term of this lease it will deliver up said premises in a good condition as they were at the beginning of said term, reasonable wear and tear excepted.

Should the building on said premises be destroyed or so damaged by fire or tornado or other casualty as to be rendered unfit for occupancy, the rental herein provided, or a proportionate part thereof, shall be abated until said premises shall be restored by the Lessor, or this lease may, at the option of the Lessor, be declared terminated.

In the event of the bankruptcy of the Lessee or in the event it should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessor may, at its option, declare this lease immediately terminated and may take possession of the premises.

Should the Lessee fail to pay any instalment of the rent provided herein within fifteen (15) days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessor may, at its option, either declare the rental for the