

THE STATE OF SOUTH CAROLINA.
COUNTY OF GREENVILLE.

AGREEMENT made and entered into this the 9th day of August, 1946, by and between Mrs. Geanie Caldwell, herein known as the Lessor; and Mrs. Catherine W. Reece, herein known as Lessee, sets forth:

That for and in consideration of the monthly rental of two hundred twenty-five dollars, beginning January 1st, 1947, the Lessor hereby lets, leases and rents to the Lessee for a period of two (2) years from said date of January 1st, 1947, that certain lot of land on the west side of Trade Street, in the City of Greer, whereon is located a two-story brick building now occupied as a barber shop, rental office and other offices, together with said building thereon, said barber shop and rental office now occupied by R. W. Bridwell, and further gives to the Lessee the right, privilege and operation of extending this lease for an additional one or two years from the first expiration date hereof, upon the same terms, provided the said Lessee gives to the Lessor at least ninety (90) days notice in writing before the expiration date of January 1st, 1949, of her desire and intention to so renew and extend this lease. The said building is known as the Sexton Building.

The Lessee accepts the rental and occupancy of said lot and building for the time specified and on the terms mentioned, and agrees to pay the said rental at the times specified; to take all reasonable and proper care of the building and premises, and to return the same to the Lessor at the expiration of this Lease, or of any extension and renewal hereof, in the same condition as when received by her, ordinary wear, tear and usage thereof excepted.

The Lessor is to keep the roof of the said building in good and safe condition so as not to cause any damage to the occupants of the said building; but any repairs to, additions to or changes in the front and/or inside of the building desired by the said Lessee to be done by her at her own expense and cost; Any fixtures and/or appliances installed therein by the said Lessee during her tenancy hereunder may be removed therefrom on or before the expiration hereof or of any renewal hereof, provided such removal of such fixtures and appliances can and will be done without damage to or defacement of the building or premises.

The total destruction of, or such material damage to, the said building as to render it unfit for the uses for which it is adopted will at once without notice from either party to the other, end and terminate this agreement, but the said parties may continue the same under such terms and conditions as they may then agree upon and adopt.

Should the said Lessor at any time be in arrears of said monthly rentals for three or more months, then the Lessor may at her option declare this lease ended and terminated, and proceed to repossess the said premises, with all rights reserved and preserved to her for the enforcement of the collection of such rents then in arrears; and for the protection of such rentals, the said Lessor is hereby given a lien on any and all fixtures, appliances and chattels of any nature placed or used therein by the said Lessee.

The said Lessee may not sublet or subrent the said premises, or any portion thereof, without the written consent and approval of the said Lessor; and this Lease may not be assigned by the said Lessee without the written consent thereto by the Lessor.

This Agreement is hereby made binding upon, and shall enure to the benefit of, the respective parties hereto, their respective heirs, executors, administrators or assigns; but any changes in or additions to this agreement shall not be effectual unless reduced to writing and signed by the parties to be bound thereby.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in duplicate, the day and year first herein written.

Signed, Sealed and Delivered)
in the presence of:)
S. M. Caldwell)
W. W. Barnett Jr.)

Geanie L. Caldwell (LS)
Lessor.
Catherine W. Reece (LS)
Lessor

State of South Carolina.
County of Greenville.