

FILED
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA : NOV 30 11 06 AM 1954
COUNTY OF GREENVILLE : OLLIE FARNSWORTH L E A S E
R.M.C.

KNOW ALL MEN BY THESE PRESENTS THAT Bessie G. Manos, hereinafter designated as the lessor, for and in consideration of the rental hereinafter specified and the covenants hereinafter recited, does hereby grant, bargain and lease and by these presents does grant, bargain and lease unto W. B. Jones, doing business as The Greenville Printing Company, hereinafter designated as the lessee, that certain store building situate at No. 111 College Street, in the City of Greenville, County and State aforesaid, for the purpose of his occupying and using the same in connection with the conducting of his business for a term of three (3) years, commencing September 15, 1951, at the expiration of the present lease between the lessor and the lessee herein.

-I-

The lessee, in consideration of the use of the said premises for the term designated, agrees to pay to the lessor the sum of One Hundred Dollars (\$100.00) per month as rental therefor, payable in the said amount on the 15th day of September, 1951, in advance, and the same amount on the 15th day of each succeeding month thereafter for the full term of the lease, for a total rental of Three Thousand Six Hundred Dollars (\$3,600.00).

-II-

It is hereby agreed that if any rent shall be due and unpaid or if default shall be made in any of the covenants on the part of the lessee herein contained, then it shall be lawful for the lessor to reenter the premises and the same to have again, repossess and enjoy after a period of thirty (30) days, at the option of the lessor.

-III-

The lessee agrees to pay to the lessor the said rental monthly as herein specified; the lessee agrees that he will not assign this lease, nor let or sublease the whole or any part of the premises, without the written consent of the lessor; that the lessee will furnish his own utilities, including electric power and water and will supply the necessary heat for his own purposes; the lessee will not make any structural changes in the premises without the written consent of the lessor and if any structural