

APR 23 1956

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.) L E A S E

This agreement made this the 13th day of December, 1954 between J. C. Roe, hereinafter called the lessor, and Enoch E. Crowson, hereinafter called the lessee, WITNESSETH:

That the said lessor does hereby lease, demise and let unto the said lessee, his heirs and assigns, all that piece, parcel or lot of land, together with the two-story brick building thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the Northwest corner of Buncombe and Cedar Lane Roads, said building being known and designated as No. 1901 Buncombe Road, from the 1st day of January, 1955 for the term of three (3) years, said lease to expire on the 31st day of December, 1957, yielding therefor during said term the rent of Seven Thousand Two Hundred (\$7200.00) Dollars, payable in equal monthly installments of Two Hundred (\$200.00) Dollars each, payable in advance.

It is understood that the said premises are to be used and occupied by the lessee for a printing company and/or a cafe, and dwelling units on the second floor. It is specifically understood and agreed, however, that the lessee is not to allow or permit any nuisance thereon or any unlawful use of said premises.

The lessee agrees that he will during said term keep said premises and building in good and tenantable repair, reasonable wear and tear excepted, and that he will make no alteration to or addition to said building or premises without the consent of the lessor being first obtained in writing. It is understood, however, that the lessor is to keep the roof in good repair. All windows and/or plate glass fronts are to be kept in repair and/or replaced by the lessee. All light and water bills are to be paid by lessee.

The lessee shall have the privilege of assigning the lease or underletting the premises, or any part thereof. It is

BENJ. A. BOLT
ATTORNEY AT LAW
209-210 PALMETTO BLDG.
GREENVILLE, S. C.