

This 4th day of May 1925 by and between J. D. Neal herein after referred to as the lessor and Jones-McAfee Company a corporation of the state of South Carolina herein after referred to as the lessee, witnesseth:

That the said lessor, in and for the consideration herein after expressed, does hereby bargain, grant, lease, demise and let unto the lessee, its successors and assigns, All that lot of land in the city of Greenville, South Carolina, on the north side of West McBee Avenue, having a frontage of 58.75 feet on said street, with a depth on the east side of 94.9 feet, and on the west side of 95.4 feet, rear line 61.5 feet, bounded on the east by Mrs Annie M. Moore, on the north by W. A. Wallace and on the west by W. A. Williams, on which lot there is now situate a two-story brick building with basement, for a term of fifteen (15) years, commencing on May 1st, 1925 and ending on April 30th, 1940 at and for a rental of Three hundred, sixty-eight (\$368.00) dollars per month, for the first five years; Three hundred, ninety-three (\$393.00) dollars per month for the second five years; and four hundred, eighteen (\$418.00) dollars per month for the third five years, said rent to be paid monthly in advance, on or before the 10th day of each and every calendar month during the continuance of this lease, the installments of rent to be evidenced by notes of the lessee negotiable only after maturity.

The lessee herein covenants and agrees with the lessor to pay said rent on the dates and in the manner herein specified and the lessor covenants and agrees with the lessee to keep said premises and fixtures and appurtenances pertaining to said building in good repair, reasonable wear and tear excepted; the lessor agreeing to make all necessary repairs to the outside of said building and the lessee to make such improvements as it may see fit and install such fixtures and make such alterations to the inside of said building as it may desire, provided in doing so said building is not damaged and the lessee is to keep all fixtures repaired and is to make all necessary repairs to the inside of said building except such repairs as may be necessary from reasonable wear and tear

to the fixtures pertaining to said building. The lessee agrees not to assign, sub-let or re-lease said premises or any portion of same without the written consent of the lessor.

The lessor shall have the right to enter said premises at any reasonable time for the purpose of ascertaining the state of repair of said premises and the lessee shall make the repairs which it agrees to make within at least three calendar months after notice.

It is further understood and agreed that the lessor shall at all times keep the basement to said building in good condition and free of all water from external sources, provided, however, that in case said basement shall at any time have water in the same the lessor shall have reasonable notice of the same in order to make such alterations, improvements or repairs as may be necessary to remove same. And the lessor agrees to make such repairs or improvements as may be necessary to remove the water from said basement within a reasonable time after notice, and in case the lessor should fail to make such improvements or repairs within a reasonable time the lessee shall have the right to do so and reimburse itself for the expense of same from the rents due or which may thereafter be due the lessor, and in case water does get into said basement, as a result of floods, heavy long or unprecedented rains, it is agreed that the lessor shall not be responsible or liable for any damage or injury that may result to any property of the lessee stored in said basement.

It is agreed that in case of total destruction of said building by fire or destruction to such an extent as will render the building unfit for occupancy, this lease shall be terminated provided, however, the lessor shall have the option of re-placing said building, in which event the lessee shall not pay any rent therefor during the re-construction of same.

It is agreed that in case the rent shall be thirty days in arrears and unpaid or in case the said lessee fails or neglects to comply with the terms and conditions of this lease, said lessor may terminate said lease at his option and forthwith re-enter said premises.

It is agreed that at the expiration of this lease the lessee shall have the right to ^(over)