

State of South Carolina,  
County of Greenville.

This Indenture, made and concluded by and between Jones Sullivan of New York City, Lessor, and H. S. Dixon of Greenville, S.C., Lessee, Witnesseth:

That the said Lessor has granted and leased and by these presents does grant and lease unto the said Lessee all that certain lot of land situate on the Southeast Corner of College and Academy Streets in the City of Greenville, S.C., for the purpose of conducting any lawful business that he may see fit to pursue during the continuance of this lease. This lease is to run continuously from June 16, 1932, to, and including June 15, 1934, and the Lessor agrees to pay as rent therefor the sum of thirty (\$30.00) Dollars per month due and payable in advance to the Lessor or his duly authorized agent. It is mutually agreed by and between the Lessor and the Lessee that the said Lessee shall have the right to erect any building or make any improvements on said lot of land that may be beneficial to him in conducting his business, and it is further agreed that any additions or improvements made on said lot of land, excepting machinery, equipment and any other personal property not attached to the freehold, to pass to the Lessor at the expiration of this lease, or at the expiration of any renewal thereof, and it is further agreed by and between the Lessor and the Lessee that the Lessor is not to be liable for any debts or assessments caused by the Lessee in connection with the occupancy of this lot, and the Lessor agrees to keep said lot free from any debts or assessments that will interfere in any way with the Lessee while occupying the same. However, this instrument shall not be a lien against said lot of land in respect to any mortgages that hereafter may be placed against said lot of land, and that the recording of such mortgage or mortgages shall have preference and precedence and be superior and prior in lien of this lease, irrespective of the date of recording, and the Lessee agrees to execute any such instrument without cost, which may be necessary or desirable to further effect the subordination of this lease to any such mortgage or mortgages, and a refusal to

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