

State of South Carolina,  
County of Greenville.

LEASE

THIS AGREEMENT, made this 26th day of October, 1932, between A. H. Price, of Greenville, South Carolina, party of the first part and Penny Profit Store, Inc., of Greenville, South Carolina, party of the second part,

Witnesseth: That the party of the first part does hereby lease to the party of the second part the following described real estate, situate in the City of Greenville, County and State aforesaid; said premises known as No. 708 Buncombe Street, in said City, consisting of one lot with a one story brick building thereon, for the term of one year beginning on the 1st day of November, 1932, and ending on the 31st day of October, 1933.

The party of the second part agrees to pay as rent for said premises the sum of Twenty-five (\$25.00) Dollars per month payable monthly in advance.

It is understood and agreed that the party of the second part shall have the option to renew this lease for a period of one year, at the same rental price, at the expiration of the term aforesaid; that the party of the second part shall have the right and privilege to alter or change said building, in the interior of same, as may be best suited for carrying on said business; that the party of the second part are to turn over said premises to the party of the first part, at the expiration of this lease in as good condition as when the same were entered upon, with reasonable use, wear and tear excepted.

It is further understood and agreed that the party of the first part is to keep said building in suitable repair and condition necessary for conducting the business of the party of the second part.

It is also understood and Agreed, by the parties hereto that the party of the first part is to lease to the party of the second part all fixtures now located in the building above described which shall include the following:

One coffee grinder, One refrigerator cooler, One six door wood Ice Box, One Toledo Scale, One Slicer display counter, One National Cash Register, One Burroughs Adding Machine, One bread display case, One Beam Scale, Three Counters, One meat block, One sausage grinder, One eight foot display counter, Two paper cutters, One cash register, all refrigeration equipment now located in said building, all shelves and appurtenances thereto now located in said building. This lease to run for the same period as the lease on the above described real estate, with the same option for renewal as is therein stated. The party of the second part agrees to pay as rent for said personal property the sum of Twenty-five (\$25.00) Dollars per month, payable monthly in advance.

It is understood and agreed that the Twenty-five (\$25.00) Dollars rent for the personal property aforesaid is to be paid by the party of the second part to Swift and Company, holders of a mortgage over a portion of said property, executed by the party of the first part until the amount of said mortgage is satisfied and cancelled; that the receipt from Swift and Company for said amount shall be issued to the party of the second part as its receipt for the payment of the rental on the personal property aforesaid.

It is understood and agreed that upon default of payment for over thirty (30) days of the rent aforesaid, the party of the first part shall have the option of declaring this lease cancelled and ejecting the party of the first part from said premises.

Witness our hands and seals at Greenville, South Carolina, on the day and year first above written.

Witness: J. Venable Jester,  
L. E. Wooten.

A. H. Price (SEAL)  
Penny Profit Store, Inc.,  
BY: J. R. Smith, President.

State of South Carolina,  
County of Greenville.

Personally appeared before me L. E. Wooten, who after first being duly sworn states that he saw A. H. Price and J. R. Smith, as President of the Penny Profit Store, Inc., sign seal and deliver the within instrument for the purpose therein stated, and that he with J. Venable Jester witnessed the execution thereof.

Sworn to and subscribed before me this  
26th day of October, 1932.

L. E. Wooten.

Notary Public J. Venable Jester (SEAL)  
South Carolina,

S. C. Stamps \$0.24

Recorded this the 26th day of October, 1932, at 3:18 P. M.