County of Greenville.

LEASE

MEMORANDUM OF AGREEMENT made at Greenville, S. C., this the 25th day of July, 1933, by and between D. W. Payne, party of the first part, hereinafter called the Lessor, and Dr. John Bates, doing business as Parker Drug Company, party of the second part, hereinafter called the Lessae, WITNESSETE:

The Lessor has lessed to the Lessor and the Lessee has lessed of the Lessor that portion of a building owned by the Lessor on the corner of Coder Lane Road and Woodside Avenue, near the City of Greenville, S. C., new occupied by the Lessee, being the drug store located on the first floor and equivalent space on the second floor of said building, that is, the space immediately above the said drug store—this lesse being a renewal of a present existing lease between the same parties for the same space.

The price agreed upon to be paid by the Lessee and accepted by the Lessor is Fifty (\$50.00 Dollars per month for a period of three (3) years commencing September 1, 1933, the first payment to be due on actober 1, 1933, and being the rent for the month of September, 1933, and monthly thereafter on the first of each and every month. The Lessor grants to the Lessee an option of an additional two years lesse on the same terms as above stated, but should be desire to exercise this option, be is to advise the Lessor in writing ninety (90) days before the expiration of the three year period.

It is understood and agreed that the Lesses is to pay all water hills and light bills for all water and electric current used by the occupants of the property herein leased.

It is understood and agreed that the Lesses is to maintain the building in as good condition as it now is and is be pay for all necessary repairs, ordinary wear and tear excepted and that the lesser is not to be responsible for any damage caused by leakage or other causes.

It is further understood and agreed that should the Lessee at any time during the three years above provided wish to release the second story of said building that the Lessor will permit him to do so upon thirty days notice in writing and that upon the surrender of possession of the said second story, the rent above provided for will be reduced from Fifty (\$50.00) Dollars to Forty (\$40.00) Dollars per month.

This lease is not to be assigned without the consent of the Lessor. It is further agreed that should the Lessee fail to pay the rent when due that upon being ten days in arrears, the Lessor at his option may cause this lease cancelled and torminated, or he may consider that the full amount of the lease is then due and payable, notifying the Lessee of which option he selects. The Lessee agrees to peaceably surrender possession of the premiser upon any default by him of the terms of this lease.

In witness whereof the above named parties have hereunto set their hands and seals this the day and year above written, binding themselves, their heirs, executors, administrators, and assigns to the faithful performance of same.

Witness.

D. W. Payne, (L. S.) Lesser

B. C. Grimsley, E. W. Singleton.

John Bates (L. S.)

Lessee

State of South Carolina, County of Greenville.

Personally appeared before me E. W. Singleton, who, being duly sworn, says that he saw D. W. Payne and Dr. John Bates, sign, the within written lease, and that he with B. C. Grimsley witnessed the execution thereof.

Sworn to before me this 25 day of July, 1933. J. B. Hall (L. S.)

E. W. Singleton.

Notary public for Sou. Cer.

Recorded this the 25th day of July, 1933 at 10:20 A. 3