

S. L. Stamps \$15.60

Store Lease

By This Lease, Made in duplicate the 13th day of May 1936, Between Alester J. Furman, J. Furman Harris and J. H. Foster hereinafter jointly called "Landlord," and Walgreen Co. a South Carolina Corporation, hereinafter called "tenant,"

Landlord hereby leases to tenant, and tenant hereby rents from Landlord, for the term of thirty years and 707 months, commencing July 1st, 1936, and continuing to and including June 30th, 1966, subject to prior termination as hereinafter provided the premises located in the City of Greenville State of South Carolina, known as 76 22 and 24 N. Main Street, to include not less than 33 feet of frontage on N. Main Street, and not less than 120 feet of frontage on E. Coffee Street, on the first floor (as shown on plan sheets attached and made part hereof) and approximately 4560 square feet of basement space, and together with all improvements, appurtenances and privileges belonging thereto, in the brick building located at the southeast corner of N. Main and E. Coffee Streets for a Drug Store, or for any other lawful purpose, including the right, at tenant's option, to install a soda fountain and to serve food and to keep and deal in all kinds of merchandise as and now or may hereafter be kept or dealt in by tenant in any of its stores or drug stores generally.

The terms, Covenants and Conditions of said letting are as follows;

Rent

- 1. Tenant shall pay a fixed Monthly rent as follows:
 - (a) \$650.00 for the period commencing on the date tenant opens its store for business in the leased premises and ending on the last day of the one hundred twentieth (120th) full calendar month thereafter;
 - (b) 750.00 (minimum) for the next succeeding one hundred twenty (120) calendar months;
 - (c) \$450.00 (minimum) for the balance of the term;

Said rents to be payable on the first day of each and every month in advance, until further notice to tenant, rent checks to be payable to and mailed to Alester J. Furman, Company, Agents, Greenville, S. C.

Gas and Electricity

2. Tenant shall pay when due all bills for gas and electricity used on the leased premises after date of tenant's accession and until expiration of term of Landlord's sale of gas or electricity. Tenant may buy same from Landlord at the lowest rates in Landlord's cost, or elsewhere, as tenant may from time to time desire.

Landlord's Right to Enter

3. Landlord may at reasonable times enter to inspect the leased premises and during the last six months of the term may place usual "For Rent" sign, but not so as to interfere with tenant's business.

Conformity with Law

Tenant shall comply with the valid requirements of public authorities regarding the manner of the conduct of tenant's business in the leased premises, but shall not be required to make changes or installations thereof of a structural nature.

Repairs

5. Tenant shall make incidental repairs to the interior of the leased premises, except as provided below. Landlord shall make all exterior and structural repairs, repairs required by causes not the fault of tenant or by fire, casualty, or the elements; also repairs to side walls, entrances to the leased premises, supply pipes for

For Deed to Paul Browning See Deed Book 641 Page 402.
For Deed to the main-Elford Corp. See Deed Book 641 Page 373
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