

STATE OF SOUTH CAROLINA:

COUNTY OF GREENVILLE : ss

LE A S E C O N T R A C T

BE IT KNOWN BY ALL MEN: That The Liberty Life Insurance Company, Lessor, in consideration of a Rental charge hereinafter mentioned, have on the day of execution hereof, Granted, Bargained and Leased, and by THESE PRESENTS, Do Grant, Bargain and Lease unto Quality Cleaners and Dyers, Inc. Lessee, the following described property, to be used by the Lessee for the following purposes to-wit: To maintain, operate and dispatch a Dry Cleaning Plant and Business and/or such other cleaning or processing of clothing, tapestry draperies and rugs competent to such business, and shall maintain and operate such in strict compliance with all State and Municipal Laws, regulations and ordinances made and provided under the rules of State, County and Municipal Boards of Health.

FOR the term of five years, beginning June 6, 1936 and ending June 6, 1941.

IT IS HEREBY KNOWN, That the property herein referred to and leased by The Liberty Life Insurance Company, Lessor, to Quality Cleaners and Dyers, Inc. Lessee, is the Two Story Brick Building, being and located at No. 813 Hampton Avenue, on the South side thereof, as is shown by a Map of the City of Greenville, South Carolina.

AND FOR THE RENTAL CONSIDERATION of Thirty-five (\$35.00) Dollars per month payable in advance. The due date thereto being determined from the date of execution hereof.

IN LIEU OF THE PRESENT CONDITION OF SAID BUILDING, The Lessor hereby agrees to repair the roof thereon, and to keep same repaired as needed during the term of this lease: PROVIDED, a leak should appear after occupancy, the Lessee shall serve a written notice upon the Lessor, who agrees to make such repair within ten days from date of such notice. It is understood that the Lessor shall not be liable for nor pay any damages from leaks which may occur prior to written notice from the Lessee, nor during the period of ten days following receipt of written notice from the Lessee, as herein provided, of any leak which might occur.

IT IS FURTHER AGREED, That the Lessor shall replace all broken window glass now in building prior to occupancy by the Lessee, and to make such repairs to the plastering on the ground floor necessary to make ground floor tenantable, safe and legitimate, and to walls and ceiling of the ground floor with two coats of good paint, except new work installed by Lessee.

IT IS FURTHER AGREED, That the Lessor shall prior to occupancy INSTALL TWO COMMODES; One Commode and Sink on the Ground floor and one Commode and Lavatory on the Second floor, assuming such plumbing cost necessary to make such installations. The Lessee agrees to pay all plumbing costs after such installations.

IT IS FURTHER AGREED, That the Lessor shall at its expense, have all the present wiring of said building inspected by the Electrical Engineer for the City of Greenville, and to make such repairs or installations necessary to the approved standard and specifications of the said Electrical Engineer; eliminating fire hazard from defective wiring. The Lessee agrees to keep same in proper repair subject to inspection, after occupancy, during the term of this lease, and the Lessor shall not be liable for any damage resulting from fire or other damages during the term of this lease, except as hereinabove provided in event of leaks.

IT IS FURTHER AGREED, That the Lessor is not to make any repairs during the term of this lease other than herein provided for, and that the Lessee shall not make any repairs, alterations or improvements during the term of this lease, without the written consent of the Lessor.

IT IS FURTHER AGREED, That the Lessor is not to make any repairs during the term of this Lease, for any damage caused from Willful negligence or carelessness on the part of the Lessee, and the Lessee is to assume all costs for any such damage or damages.

IT IS FURTHER AGREED, That neither the Lessor nor the Lessee shall be responsible to each other for any cost for any damage or damages to building caused by Fire, Tornado, Cyclone or Lightning, and/or any other damage to building caused by Providential Powers beyond the control of either party hereto, except as hereinabove provide it being understood and agreed that in event of such damage to building that either the Lessor or the Lessee may, upon written notice, terminate this Lease, upon such termination by either the Lessor for the Lessee all future liability under this lease shall cease.

NOW BE IT FURTHER KNOW, That the Quality Cleaners and Dyers, Inc. Lessee, their Agents, Heirs or Assigns, shall construct or cause to be constructed, a front and back on the ground floor of said building, which is now open, and shall upon the completion thereto assume as its expense one half of total cost therefor, and the Lessor agrees to assume the other half of said cost: PROVIDED, the maximum cost shall not exceed \$362.00. THE LESSEE FURTHER AGREES, to honor total cost, AND THEREFOR IT IS AGREED BY ALL PARTIES HERETO, That such sum of money paid by Lessee, on Lessor's one half of cost, shall be applied as rent, for such period of time as such sum would represent at that Rental basis of \$35.00 per month, and the receipt for such expenditures shall be recognized by the Lessor for such purpose herein stated.

IT IS FURTHER AGREED AND UNDERSTOOD, That any contract and/or agreement by the Lessee and Contractor for Labor or Supplies or both, or for any other purpose shall not be binding upon the Lessor, Its Agents or Assigns, and such Contractor shall waive any and all claims upon said property by reason of a Mechanics Lien for Labor or Supplies necessary to the carrying out of this agreement.

THE LESSEE AGREES, Not to sub-rent in excess of 50% of the ground floor of the building, without the written consent of the Lessor.

IT IS FURTHER AGREED, That the failure by the Lessee to pay the stipulated rental within ten days from the due date thereof, shall terminate this lease, if the Lessor so desires.

AND IT IS FURTHER AGREED, That if for any reason the business herein referred to and designated is discontinued, or the premises vacated before the natural date of expiration of this LEASE, then the whole amount rent for the unexpired term of this lease becomes due and payable immediately.

THE LESSEE AGREES to vacate the premises immediately upon the expiration of this lease, or upon termination of this lease as herein provided.