

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

C. GRANVILLE WYCHE, by and through his attorneys in fact, A. F. Burgess and Thomas A. Wofford, in consideration of the rental and other provisions hereinafter mentioned, has granted, bargained and leased, and by these presents, do grant, bargain and lease unto R.D. Stout, C. O. Lowe, F. N. Phillips, Jr., and R. E. Dahlfues, lessees, that certain lot and store building located on the south side of West Broad Street, in the City of Greenville, South Carolina, being designated as No. 23 West Broad Street, for the term of five years, beginning December 16, 1943, and ending December 15, 1948, and the said lessees in consideration of the use of said premises for said term promise to pay said lessor the sum of Seventy-five Hundred and no/100 (\$7500.00) Dollars, payable One Hundred and Twenty-five (\$125.00) Dollars per month in advance during the entire term of said lease.

TO HAVE AND TO HOLD said premises unto the said lessees, their executors, administrators and assigns, for the said five years upon the following terms and conditions:

1. It is covenanted and agreed that the lessees may remodel and make alterations on the premises hereby demised for the purpose of converting said building for use as a bowling alley, and to that end, shall have the right to make such repairs and alterations to said building as they may desire, except that, no structural change shall be made in said building other than the said lessees shall have the right to change the front thereof.

2. It is covenanted and agreed that all electrical fixtures, signs, and other trade fixtures of any and every kind, including bowling alleys, except electric lights & Toilet Facilities shall be deemed personal property belonging to the lessees, irrespective of whether the same may be fastened or affixed to the real estate, and may be removed by the lessees from said premises at the expiration of this lease, or any renewal thereof, provided, that all covenants and conditions on the part of the lessees have been complied with.

3. The lessees agree to furnish and pay for all heat, gas, water and electricity used by them upon said premises, and the said lessees further covenant that they will not, without the lessor's consent, sublet the premises or transfer this lease, except that the premises may be sublet to any partnership of which one or more of the lessees is a partner, provided always, that all the lessees named herein shall remain liable for the payment of the rents herein reserved. The lessor agrees to maintain and keep in good repair walls, roof, guttering and spouting of said premises, to pay all real estate taxes and assessments against said property, and the said lessor further covenants to keep the lessees in quiet and peaceful possession of the premises during the term of this lease, and warrant that they have the right to make this lease, and will defend said right and peaceful possession to said premises during the term hereof against the claims of all persons whomsoever; and that the said lessor, if thereto requested by said lessees six months before the expiration of the term hereby demised, will grant a further lease of the aforesaid premises to the said lessees, or to any one of them, for the further term of five (5) years, to commence from the expiration of the term hereby granted, at a rental of Eighteen Hundred (\$1800.00) Dollars per annum, payable One Hundred and Fifty (\$150.00) Dollars monthly, and containing therein covenants like those in these presents contained, the said lessees or lessee executing at the same time a counterpart thereof.

4. Should the building upon the demised premises be destroyed by fire or other casualty then this lease shall terminate as of the date of said damage or destruction, but if said building is damaged to less than fifty per cent of the value thereof, then the lessor shall repair said building as quickly as is reasonably possible and this lease shall remain in full force and effect, provided, rent shall be rebated for any part of said building which is rendered unfit for occupancy for the period said unfitness continues.

5. Said lessees do for themselves their heirs, executors and assigns, covenant with the lessor, his heirs and assigns, that they will during said term pay said rent at the times and in the manner stated, and will at the expiration of said lease deliver up to the lessor, his heirs or assigns, said premises in a good and substantial state of repair, ordinary wear and tear, and damage by the elements excepted, but lessees shall not be required to restore the premises to their condition at the beginning of this lease, or to replace any flooring, fixtures or other items removed by said lessees in converting the building for use of a bowling alley.

In the event of default for a period of fifteen days on the part of the lessees, said lessor, may at his option, declare this lease forfeited and reenter upon said premises and