

State of South Carolina

County of GREENVILLE

Costa J. Manos

lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto James V. Patterson and James A. Boling

lessee for the following use, viz.: offices and other business

the (building, ground floor and basement, and) surrounding (parking area) located (at # 16 Laurens Road,) in the City of Greenville, County and State aforesaid

for the term of One year from April 1st., 1955, with option to renew one year at a time for a period of five years from said date.

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Seventy-five and no/100 (\$75.00) dollars, Dollars per month payable monthly in advance

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

It is understood and agreed that the lessees have the right to sublease any part or the whole thereof, but by doing so they will not be relieved of paying the rent.

It is understood and agreed that the lessor is to be responsible for and pay for the replacement of any and all glass breakage, unless that said breakage is caused by the negligence of the lessees.



To Have and to Hold the said premises unto the said lessee S, their executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party three months months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or 3 months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 11th day of April, 1955

Witness: Todd James Barton (handwritten signatures)

Costa J. Manos (SEAL) James A. Boling (SEAL) James V. Patterson (SEAL) (handwritten signatures)

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