

APR 19 3 40 PM '55

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

This Lease made and entered into this 15th day of April 1955, by and between Charles P. Efstration and Catina E. Efstration, hereinafter designated as the Lessor, and Dr. B. C. McLawhorn, hereinafter referred to as the Lessee.

In consideration of the premises, covenants and rental hereinafter stated, the Lessor does rent, let and lease unto the Lessee, and the Lessee does hereby rent, let and lease from the Lessor, premises owned by the Lessor in the City of Greenville, State and County aforesaid, the same being (office space) located on the West side of the first floor, being designated as (No. 210-A East Coffee Street,) upon the following terms, conditions, covenants and limitations, to-wit:

WITNESSETH

1. The term of this Lease shall be for a term of five (5) years, commencing on or about 1 May 1955, it being understood that the premises are presently occupied by another tenant who is to vacate the same. The Lessor shall tender occupancy of the premises in any event by 15 June 1955, or the Lessee shall have the right to cancel this Lease. The 5-year term shall commence with the date of occupancy.

2. The Lessee agrees to pay to the Lessor a monthly rental in the amount of One Hundred Twenty (\$120.00) Dollars, payable in advance. If occupancy commences on other than the first day of a month, the parties, by mutual agreement, may pro rate the rental for such first month in order that rental thereafter may be due and payable on the first day of each month.

