

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS AGREEMENT by and between The Bank of Greer, as Trustee for Nelle C. Black, of the first part; and W. H. Groce, of the second part, sets forth:

That for and in consideration of the monthly rental of thirty dollars, beginning July 1st, 1945, and payable on the 15th day of each month thereafter, the said party of the first part does hereby let, lease and rent to the second party for the period beginning July 1st, 1945, and ending June 30th, 1948, that portion of the brick building on the south side of Poinsett Street (formerly Hill Street), beginning at the northeast corner thereof, and running northwesterly along the front of said building for approximately 24 feet, taking in and embracing the present glass front formerly used as a display or show room, and also the space for a front door adjoining said glass front; thence thru the building, towards Victoria Street along the said solid partition wall for approximately 8 or 10 feet; then a short set-off parallel to the front line a few feet; then again towards Victoria Street along the partition wall, to the rear partition of the space hereby leased and that occupied now by the Colvin Recapping Service, formerly occupied by Teasley's Garage; then with this partition wall to the north-eastern side of the said building, and then with that side to the beginning for a distance of about twenty feet, making a frontage of about 24 feet, a depth of about 20 feet, with a rear width of about 19 feet.

Possession hereunder to begin July 1st, 1945. Second party is also given the use and control of the parking cemented space in front of this portion of the said building up to the edge of Poinsett (or Hill) Street.

Said rent is to be payable in advance for each month during the life of this lease, or any renewal hereof, and at the end of said rental period, or any extended period, the second party is to surrender possession thereof to first party in the same condition as when received by him, excepting ordinary wear, tear and usage thereof. However, it is understood that material damage to or destruction of the said building by fire or other casualty will end and terminate this agreement, without obligation on the first party to repair or rebuild the same for use of the second party.

Second party agrees to use and occupy the said premises, and to pay the said rentals at the times stated, and hereby grants and gives to the first party the first lien for such rents on any and all personal property used in or handled in the said business. Second party shall not sublet or subrent the said space or any part thereof without the written consent of the first party.

This agreement is made binding upon and shall enure to the benefit of the respective parties hereof, their respective heirs, executors, administrators, assigns or successors.

Any modification of this agreement to be reduced to writing and signed by the parties hereto.

Witness the hands and seals of the signatory parties hereto this the 25th day of June, 1945, in duplicate.

In the presence of:

W. K. Childers

Vivian West

The Bank of Greer, as Trustee aforesaid

By B. A. Bennett (LS)
President

W. H. Groce (LS)