

STATE OF SOUTH CAROLINA :
 COUNTY OF GREENVILLE :

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LEA SE

THIS INDENTURE made and entered into this the 28th day of February, 1955, by and between Belvin Clayton, hereafter referred to as Lessor, and Claude R. Dezern, hereinafter designated as Lessee, witnesseth:

For and in consideration of covenants made and the payments hereafter to be made by the Lessee, the Lessor does hereby lease and demise unto the Lessee a certain lot of land with brick storeroom situate thereon located on the East side of Trade Street, in the City of Greer, County of Greenville, South Carolina, fronting on said street 15' 9 $\frac{1}{2}$ " and designated as No. 225 Trade Street, and being the property now occupied by Lessee and used by him in the operation of the "O.K." Barber Shop.

TO HAVE AND TO HOLD unto the said Lessee for and during the term beginning May 8, 1955, and ending at midnight, May 7, 1960, unless the option herein granted Lessee is exercised by him, in which event this lease shall expire at midnight, May 7, 1965.

In consideration of the premises, the Lessee does hereby covenant and agree:

That on the first day of June, 1955, he will pay to the Lessor the sum of One Hundred (\$100.00) as a rental for the preceding month, and that on the first day of each and every calendar month during the life of this lease he will pay to the Lessor a like sum of One Hundred (\$100.00) dollars as a monthly rental for said premises.

That he (the Lessee) will pay all bills for water, heat and power during the term of this lease, it being agreed that the Lessor shall not be responsible for such bills.

That he (the Lessee) shall be responsible for all repairs, improvements or alterations of the building, including repairs to plumbing, lighting and painting, excepting that the Lessor shall keep in a reasonable state of repair the roof and floor to the building.

That the rental on the premises as provided above shall be due and payable on the first day of each calendar month, that is to say, the rent for the preceding month shall be due on the first day of the succeeding month, and if the Lessee shall default in payment of the rent and if such default is not cured within ten (10) days after receipt of notice of such default, in writing, the Lessor may, at Lessor's option, either declare the entire balance of the term immediately due and payable and proceed to collect the same, or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the retaking of the property.

That he (the Lessee) will make no unlawful or offensive use of the premises and will comply with all laws, orders, rules and regulations of all legal authorities with respect thereto; that he will surrender the premises at the end of the term in as good condition as received, less natural wear and tear or damage by fire or other casualty for which the Lessee is not responsible.

It is mutually agreed that in case of fire or other casualty, the rents shall cease for such period as the demised premises shall be wholly untenable and shall be reduced by a just and reasonable amount for such period as the same shall be partially untenable.