

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

MAR 23 2 11 PM '56  
L. E. A. S. E  
L. E. A. S. E  
R. M. C.

This lease made in Greenville, South Carolina between Edwin B. Martin and Clarence B. Martin, hereinafter called the Lessors and Dr. John H. Edwards, hereinafter called the Lessee,

W I T N E S S E T H :

The Lessors and the Lessee in consideration of said leasing, agree as follows:

1. That the Lessors and the Lessee for and in consideration of the agreements hereinafter set forth as made by the parties hereto do hereby agree that the Lessee hereby leases from the Lessors and the Lessors hereby lease to the Lessee the building located at 702-B North Main Street, Greenville, South Carolina.

2. That the term of this lease shall be for three (3) years beginning March 23, 1956 and ending March 23, 1959. Provided, however, that the Lessee, at the end of the term of this lease, shall have the option to lease the premises for another term for three (3) years; that this option may be exercised by furnishing written notice to the Lessors in not less than thirty (30) days before the end of the term.

3. That the Lessee shall pay to the Lessors One Hundred and Fifty (\$150.00) Dollars per month payable in advance on or before the 10th day of each month during the term of this lease.

4. The Lessee shall not assign this lease or sub-lease the premises without the written consent of the Lessors.

5. It is expressly understood by the parties hereto that the Lessors shall not be responsible for any repairs or upkeep to the premises or for making any improvements to the premises either before or during the term of this lease, or any extension thereof. On the contrary, the Lessee covenants to keep the building and land in good condition and repair throughout the term of this lease. Lessee shall be responsible for making any improvements and alterations during the term of this lease. Lessee shall have the right to make any minor alterations, improvements, repairs and decorations at will so long as such do not tend to decrease the value of the property, but any alterations or repairs requiring any structural changes to the building