

STATE OF SOUTH CAROLINA

GREENVILLE S.C.

COUNTY OF GREENVILLE

JUN 27 10 01 AM 1957

CITY OF GREENVILLE NORTH

THIS LEASE AGREEMENT, made and entered into on this, the 15th day of June 1957, by and between C. GRANVILLE WYCHE of Greenville, South Carolina, hereinafter referred to as "LESSOR", party of the first part, and E. & M. FINANCE COMPANY OF GREENVILLE, INC., a corporation organized and existing under and by virtue of the laws of the State of North Carolina, with its principal office located in Greensboro, North Carolina, hereinafter called "LESSEE", party of the second part;

WITNESSETH,

THAT WHEREAS, the Lessor has agreed to demise and let and does hereby demise and let to the Lessee, and the Lessee has agreed to lease and take, and does hereby lease and take, from the Lessor, those certain premises located in the City of Greenville, South Carolina, and more particularly described as follows:

The premises known as 208 East Washington Street in the City of Greenville, South Carolina, said premises being located in a brick veneer building and consisting of a first floor office with the dimensions of approximately 20 feet in width and 60 feet in length,

This lease shall be for a term of one year, commencing on the 1st day of July, 1957, and unless sooner terminated shall exist and continue through the 30th day of June, 1958.

The Lessee agrees to pay as rent for the premises for the complete term of this lease the sum of Eighteen Hundred Dollars (\$1,800.00) payable at the office of Lessor, or Lessor's duly authorized agent, in monthly installments of One Hundred and Fifty Dollars (\$150.00) each, in advance, on the first day of each and every calendar month during said term.

TO HAVE AND TO HOLD the premises, together with all privileges and appurtenances thereunto belonging, and to enjoy the sole and uninterrupted use and occupancy thereof under the following terms and conditions:

I.

The LESSEE hereby covenants and agrees with the Lessor, anything in this lease to the contrary notwithstanding, that:

- (a) It will pay the rent as herein provided.
- (b) It will take good care of the demised premises and fixtures and at its own expense make all interior repairs and replacements caused by its negligence that are necessary to keep the premises in first class order during the term of this lease, said repairs to be made in the class and manner of the original work.

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