

State of South Carolina,
County of Greenville.

This Indenture between W.C. Cleveland, hereinafter referred to as Lessor and W.D. Parrish and T.C. Gower, partners as Parish & Gower, hereinafter referred to as Lessees:

W-I-T-N-E-S-S-E-T-H :

That in consideration of the sum of One (\$1.00) Dollar to him in hand paid, said W.C. Cleveland does hereby lease and demise unto the lessees that certain lot of land hereinafter described, for the period of sixteen years, beginning April 1st, 1925 and ending March 31st, 1941, at the rental and on the terms hereinafter set forth. Said lot of land is described as follows:- That certain lot of land situate in the City of Greenville in the County and State aforesaid, in Ward Four and having the following bounds, courses and distances, to-wit:-

Beginning at corner of Spring Street and East McBee Avenue and running thence with East McBee Avenue N. 73-02 W. 124.5 feet to wall of brick building; thence with wall of said brick building, N. 18-24 E. 117 feet; thence S. 72-23 E. to corner; thence N. 18-24 E. 32' 9"; thence S. 72-23 E. 105.5 - to Spring Street; thence with line of Spring Street S. 19-30 W. 148.5 feet to the beginning corner. Together with the right to use the wall of the brick building on the west side of said lot for the purpose of joining and tying to said wall any building or structure which may be erected on the leased lot, with the right to add to and increase the height of said wall, all at the expense however, of the lessees.

The lessees agree to accept said lease and to erect at their own expense such buildings or structures on the leased premises as will in their judgment yield the best net returns during the period of this lease.

They shall be entitled to sublease the said premises and any buildings thereon and any parts thereof to such persons and on such terms as they may deem best, provided such subleases shall not extend beyond March 31st, 1941.

The lessees shall be entitled to collect the rents and profits from said premises and every part thereof without liability to account for any rents not collected or received by them.

Out of the rentals or income from said premises the lessees shall pay to the lessor as a fixed-

(Over)