

State of South Carolina
County of Greenville.

This Indenture made this 5th day of March 1924 between O. P. Mills of Greenville S.C. hereinafter called the Lessor, which expression shall include his heirs and assigns where the context so requires or admits, of the one part, and Walter Pollock, Inc. a corporation of the State of South Carolina hereinafter called the Lessee, which expression shall include its successors and assigns where the context so requires or admits, of the other part.

Witnesseth:

That the said Lessor has granted and leased, and by these presents does grant and lease unto the said Lessee the building and premises known as no. 9 Augusta Street, in the City of Greenville S.C. said premises having a frontage of twenty-five (25) feet on said Augusta Street and measuring back therefrom in parallel lines a distance of one hundred (100) feet, and being bounded on the north by property of Mrs. J. C. Mills, on the east by property of O. P. Mills, on the south by property of Mrs. J. C. Mills and on the west by said Augusta Street, with all the appurtenances thereto belonging, for a term of one year commencing on the 1st day of April 1924, yielding and paying therefor at the rate of forty (40) dollars per month, payable at the end of every such month during the term, as it is understood and agreed that the demand for said premises is reserved to the Lessor.

It is mutually understood that the Lessee shall immediately make such repairs and improvements upon and to the said premises as are described as the said Lessee shall require and direct. And it is further understood and agreed that the said Lessee shall not be liable for or pay any rent hereunder until the said repairs and improvements are completed to the satisfaction of the said Lessee.

Provided Always, and it is hereby agreed that the said term shall be determinable at the end of any calendar month by the Lessee on its giving to the Lessor ten days notice of its intention to vacate the premises and terminate the lease, and should said Lessee