

State of South Carolina,
County of Greenville.

L E A S E

This Indenture made and entered into this day of February, 1934, between the Estate of C. O. Allen by Walter H. Allen, W. T. Potter, and the First National Bank, Executors, of the City of Greenville, County of Greenville, State of South Carolina, parties of the first part, hereinafter referred to as the Lessors, and A. Kaufman and B. Kaufman, a partnership doing business under the firm name of Kaufman Brothers, of the City of Greenville, County of Greenville, State of South Carolina, party of the second part, hereinafter referred to as Lessee:

Witnesseth: That the Lessors have this day leased unto the Lessee, and the Lessee has accepted the following described premises, situated in the City of Greenville County of Greenville, and State of South Carolina, described as follows, to-wit:

"That lot of land at the northwest corner of Washington and Spring Streets running 80 feet on Washington Street on the South, 120 feet on Spring Street on the east, and containing 7,200 square feet, being a portion of the property conveyed to C. O. Allen by W. M. Pates, by deed dated Jan. 4, 1917, and recorded in Deed Book 42, at page 54. "Improved with a brick store building, together with the appurtenances thereto belonging."

To Have and to hold the above described premises, and appurtenances, for and during the term beginning on the 1st day of March, 1934, and terminating on the 28th day of February, 1937.

The Lessee is hereby given the privilege to extend the term of this lease upon the same conditions herein expressed, at the rental hereinafter provided, for the further period beginning on the 1st day of March, 1937, and terminating on the 28th day of February, 1939; Provided the Lessee gives to the Lessors notice on or before the 1st day of January, 1937, of their desire to so extend said term.

The Rental for the demised premises shall be at the following rates:

Twenty-Seven Hundred (\$2,700.00) Dollars per annum, for the first year of said term, beginning on the 1st day of March, 1934, and ending on the 28th day of February, 1935, payable in equal monthly installments of Two Hundred Twenty-Five (\$225.00) Dollars each; and

Three Thousand (\$3,000.00) Dollars per annum, for the next two years of said term, beginning on the 1st day of March, 1935, and ending on the 28th day of February, 1937; payable in equal monthly installments of Two Hundred Fifty (\$250.00) Dollars each, and,

Thirty-Six Hundred (\$3,600.00) Dollars per annum for the renewal period of said term, should the Lessee elect to renew the lease as is herein provided beginning on the 1st day of March, 1937, and ending on the 28th day of February, 1939, payable in equal monthly installments of three hundred dollars (\$300.00) each.

Said rental payments shall be made on the 1st day of each month in advance and may be made by check payable to the order of Walter H. Allen, W. T. Potter, and the First National Bank, Executors of the Estate of C. O. Allen.

The Lessors expressly covenant and agree:

1. To keep all structural portions of the demised premises, including the foundations, walls, floors, roof, and exterior portions thereof, in tenantable condition, slightly appearance, and in good order and repair.
2. To promptly comply with all laws, rules, regulations, and all other requirements of duly constituted authorities, respecting the care, maintenance, and safety of the demised premises.
3. To insure the Lessee the quiet and peaceable possession of the premises herein demised.
4. To pay, when due and payable, all taxes, assessments, insurance premiums and other charges lawfully levied or assessed on the real estate hereby demised, and no part of said charges shall be borne or paid by the Lessee as part of the rental for the said demised premises, nor shall the Lessee be charged with any responsibility for the payment therefor.
5. To consent in writing, upon the request of the Lessee, to the assignment of this lease by the Lessee or the sub-letting by the Lessee of all or any part of the demised premises to a desirable and responsible tenant, upon the Lessee guaranteeing to the Lessors the payment of the rent herein reserved and the full performance of the covenants of this lease by such assignee or sub-lessee.

The Lessee expressly covenants and agrees:

- (a) To pay the Lessors the rent, as above specified, except when said premises are rendered untenable by any cause whatsoever, other than one due to the negligence of the Lessee.

(OVER)