

State of South Carolina } Lease  
County of Greenville }

This Lease made and entered into this 1st day of May 1933, by and between J. J. Seyle hereinafter referred to as the Lessor, and M. C. Jay hereinafter referred to as the Lessee,

Witnesseth: The Lessor does hereby lease and demise unto the Lessee, all that certain piece, parcel or lot of land in Greenville Township near the corporate limits of the City of Greenville, S.C. containing 80 acres, more or less, together with all buildings and appurtenances thereon described as follows: Bounded on the South by the Southern Railway, on the West by an unnamed street running to new cut road known as highway leading to Parker High School, and on the East and South east by lands owned by Woodside Cotton Mill, and also bounded by lands of the Honour. Coal yard and Southern Railway and Saluda Dam Road, and being all the lands owned by J. J. Seyle near the town of West Greenville, S.C.

To Have and To Hold unto the Lessee for and during the term beginning May 1, 1933, and ending December 31, 1936.

And the Lessee does hereby covenant and agree to pay unto the said Lessor for said lease at the end of each and every month beginning June 1st, 1933, a monthly rental of \$40.00 per month.

The Lessor agrees that if the dwelling situate on said premises be destroyed by fire or other act of God, then the rent shall not be charged until said building is put in suitable repair and in as good condition as it was previous to said damage by act of God. If said dwelling or any other building situate on said premises, wholly or partially destroyed by fire or act of God, then the amount of rent to be charged shall be reduced prorata to the damage done to said premises. The Lessor agrees to repair any damages caused by fire or act of God at his own expense.

The Lessee does hereby expressly covenant and agree that he will maintain the demised premises in good condition and do all necessary repair which may be occasioned on account of the use of said premises at his own expense, and at the expiration of the term of this lease he will deliver up said premises in as good condition as they were at the beginning of said term, reasonable wear and tear excepted. The Lessee shall have the right at his own option and expense to make any improvements to said premises, but the Lessor shall not be held liable for the payment of any improvements to said premises unless he consents to such in writing.

The Lessor reserves the right to enter upon said premises at any reasonable time to inspect the condition thereof.

Should the Lessee fail to pay any installment of rent when due, or violate any of the covenants or agreements of this lease, then the Lessor shall have the right and may at his option declare this lease terminated and take immediate possession of the premises.

In Witness Whereof the said parties have here