

State of South Carolina,
County of Greenville.

Lease.

This Indenture, made and concluded at Greenville, S. C. this 15th day of October, 1937, A. D. by and between Charles A. Saad, the lessor of the first part, and Lucile Jackson and Willis C. Jackson, the lessees of the second part, Witnesseth:

1.

That the said lessor has granted and leased, and by these presents does grant and lease unto the lessees the store building located at #229 Augusta St., in the City of Greenville, State and County aforesaid, said storeroom being 20 feet by 60 feet, and being on that lot of land more particularly described as lot #2 in a plat recorded in the R.M.C. Office for Greenville County in Plat Book E, at page 69, reference to said plat being hereby craved, with all the appurtenances thereto belonging.

2.

To Have and to hold, the said premises unto the said Lucile Jackson and Willis C. Jackson their executors, administrators, and assigns for the full term of five (5) years, commencing on the 1st day of November, 1937, A. D. and ending on the 31st day of October, 1942, A. D. yielding and paying therefor at the rate of Seventy-five (\$75.00) Dollars per month. It is hereby expressly agreed that the rent for the first year shall be paid of even date with these presents, said rent being Nine Hundred (\$900.00) Dollars, and that the rent for the remainder of the term shall be payable Seventy-five (\$75.00) Dollars per month, payable in advance on the 1st day of each month. And the said lessees, their executors, administrators and assigns, for and in consideration of the above letten premises, do hereby covenant and agree to pay to the said Charles A. Saad, his executors, administrators and assigns, the above stipulated rent in the manner herein required. And it is further agreed that unless three (3) months notice in writing, be given, previous to the expiration of the period herein specified, by the lessor to the lessees, of his desire to have possession of the premises, or to change the conditions of the lease after the expiration, or the like notice be given by the lessees to the lessor of their intention to vacate the premises after such expiration; then it is expressly agreed that this lease will be considered as extended and binding in all its provisions for one year after such expiration; and so to continue from year to year until such notice shall be given by either party three (3) months previous to the expiration of such extended term.

3.

The lessor hereby expressly agrees to make the following alterations and improvements to the premises:

- To install eight (8) seven by eight foot booths suitable for use in a beauty parlor.
- To put in a new floor or inlaid linoleum, which ever the lessees shall designate.
- To put in new walls on both sides.
- To install a new stucco front.
- To install six (6) electric wires.
- To install one furnace with a cooling system.
- To install a hot water heater to be attached to the furnace.
- To install one sanitary closet in rear of the building.

4.

It is mutually understood and agreed that the lessees shall make no repairs at the expense of the lessor, but that all repairs (further than those specified in paragraph 3) shall be at the expense of the lessees; and any further alterations or improvements desired by the lessees shall be at their own cost, and shall be done only under the written sanction of the lessor, and all such alterations or improvements shall be surrendered to the lessor on the lessees removal. Further the lessees shall make good all breakage of glass, and all other injuries done to the premises during the occupancy hereunder, excepting such as are produced by natural decay and wear and tear. And it is also expressly understood and agreed that the lessees shall not convey this lease, or sublet the premises, with-out the written consent of the said lessor. And it is further expressly agreed that should either party hereto given the notice required for termination of the lease, then the lessor shall have the right to enter upon the premises at any time after the giving of such notice, and to put upon the said premises the usual "to rent", or "for sale" sign.

5.

And it is further stipulated and understood by the parties to these presents that if two (2) month's rent shall at any time be in arrear and unpaid the lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to re-enter and to forthwith repossess all and singular the above granted and leased premises without hindrance or prejudice to his right to distrain for all rent unpaid at such period. And further, upon the breach of any condition hereto the lessor shall have the right to annul and terminate this lease.