

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

L E A S E

THE LIBERTY LIFE INSURANCE COMPANY, lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto The Pickwick, Inc., Lessee, for the following use, viz; maintaining a drug store, the brick store-room located at #39 Augusta Street, in the City of Greenville South Carolina, being the corner room in the brick building located on corner of Augusta Street and University Street, for the term of One Year, beginning May 1st, 1938 and ending April 30, 1939; and the said lessee in consideration of the use of said premises for the said term promises to pay the lessor as follows: \$75.00 per month for the period of May 1st, 1938 to April 30th, 1939; payable monthly in advance on the 1st day of each month.

The lessee hereby agrees to take the premises just as it stands unless otherwise agreed upon in writing, and the lessee only requires of the lessor the use of the premises for the business mentioned but no other. The Lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and gives notice of same in writing.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

(A paragraph marked out) W.P.A. H. S. T.

To Have and to hold the said premises unto the said lessee The Pickwick, Inc. its successors or assigns, for the said term. The destruction of the premises by fire or making it unfit for occupancy or other casualty, or the failure by the lessee to pay the stipulated rental within ten days, as called for in lease of July 16, 1936, from the due date thereof, shall terminate this lease, if the lessor so desires. At the expiration of this lease, or upon termination of lease as herein provided, the lessee agrees to vacate the premises immediately, and the lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agrees to make no repairs, improvements, or alterations in the premises without the lessor's written consent nor sub-rent without the lessor's written consent. Should lease dated July 16, 1936 be cancelled or terminated before April 30th, 1938, by either party hereto would automatically cancel this lease.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 5th day of January, 1938

Witness: Robert R. Scales, Jr.
J. H. Austin

THE LIBERTY LIFE INSURANCE COMPANY (SEAL)
BY: WM. P. ANDERSON
TREASURER

Witness: Robert R. Scales, Jr.
J. H. Austin

THE PICKWICK, INC.
BY: H. S. TALLON, (SEAL)
PRESIDENT.

Personally, comes J. H. Austin and makes oath that he saw the within named The Liberty Life Insurance Company, by its Treasurer Wm. P. Anderson, sign, and seal the within written instrument, and that he with Robert R. Scales, Jr. witnessed the execution thereof. Sworn to before me this 5th day of January, 1938.

Robert R. Scales, Jr. (L. S.)
Notary Public for S. C.

J. H. Austin

State of South Carolina,
County of Greenville.

Personally, comes J. H. Austin and makes oath that he saw the within named The Pickwick, Inc. by its President, H. S. Tallon, sign, and seal the within written instrument, and that he with Robert R. Scales, Jr. witnessed the execution thereof. Sworn to before me this 5th day of January, 1938.

Robert R. Scales, Jr.
Notary Public for S. C.

J. H. Austin

For Value received I, Robert M. Prince, hereby bind myself for the full performance of all things required of The Pickwick, Inc., lessee, under this lease, including payment of stipulated rental.

Witness: Robert R. Scales, Jr.
J. H. Austin

Robert M. Prince "SEAL"

S. C. Stamps \$0.36

Recorded this the 21st day of April, 1938 at 3:28 P. M. #5124 BY: E. G.