

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE:

LEASE

This lease made and entered into by and between the Peoples National Bank of Greenville, S. C., as Executor of the Estate of James McPherson deceased, hereinafter referred to as the Lessor and Guilford Cleaners, Inc., and W. P. Leonard of High Point, N. C., hereinafter referred to as the Lessees.

WITNESSETH:

That in and for the consideration hereinafter expressed, the Lessor does hereby lease unto the Lessees that certain building situate on the South side of West Washington St., in the City of Greenville, State of South Carolina, designated as Unit #7 in the McPherson Estate and designated as #233 according to the City enumeration for a period of three years commencing on the first day of October, 1941, subject to the conditions and provisions hereinafter stated.

In consideration for said premises, the Lessees agree to pay to the Lessor as rent therefor the sum of \$60.00 per month, payable in advance on the first day of each and every consecutive month during the first year of said lease period, the sum of \$65.00 per month, payable in advance on the first day of each and every consecutive month during the second year of said lease period, and the sum of \$70.00 per month, payable in advance on the first day of each and every consecutive month during the third year of said lease period.

It is understood and agreed that the Lessees herein accept said building in its present condition and shall maintain the plumbing and other fixtures in said building in good repair at their own expense and any improvements or repairs to said building shall be made by the Lessees at their own expense and with the written consent of the Lessor, the Lessor will make any and all repairs that may be necessary to keep the roof of said building in good condition, provided, said Lessor is given notice of the necessity of the same.

In the event the Lessees or either of them is adjudicated bankrupt, voluntary or involuntary, or placed in receivership, or makes an assignment for the benefit of its creditors, or in the event said Lessees discontinue occupancy of said building, at any time before the expiration of said lease period or in the event any one months rent shall be in arrears and unpaid for a period of thirty days, then in such event, the lessor shall be entitled to immediate possession of said premises and the rent for the entire unexpired portion of said lease term shall become immediately due and payable.

It is further understood and agreed that in the event said building is damaged by fire or other casualty to such extent as to render the same unfit for the purposes hereby leased, said lease shall become null and void at the option of either party. The Lessees shall make good all breakage of glass and all injury or damages to said premises during said lease term, except such as are produced by natural decay and wear, and said Lessees agree to protect and hold harmless the Lessor against any and all claims, suits or judgments for injuries or damages sustained by the Lessees, their agents, servants, employees, and/or all other persons occasioned by the use of said premises.

IN WITNESS WHEREOF, We, have hereunto set our hands and seals this 17 day of Sept. 1941.

IN THE PRESENCE OF:

Annie Mae Coleman

O. F. Going

PEOPLES NATIONAL BANK OF GREENVILLE, S. C.
AS EXECUTOR OF THE ESTATE OF JAMES Mc-Pherson,
Deceased:
BY: J. C. Hopkins, Asst. Trust Officer (L.S.)

GUILFORD CLEANERS INC.
BY: W. P. Leonard, Pres. (L. S.)
W. P. Leonard (L. S.)

State of South Carolina,

County of Greenville.

Personally appeared before me O. F. Going and made oath that he saw the within named J. C. Hopkins, as Asst. Tr. Officer & W. P. Leonard, Pres. /sign, seal and as his her their