

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

This lease made and entered into this 5th day of March, 1946, by and between Elizabeth B. Williams of Greenville, S. C., hereinafter referred to as Lessor, and James E. Lipscomb, Jr. of Greenville, S. C., hereinafter referred to as Lessee,

W I T N E S S E T H

That in consideration of payments to be made by the Lessee hereinafter provided and of the covenants by the Lessee hereinafter set forth the Lessor does hereby lease and demise unto the said Lessee,

That property known and designated as No. 213 East North Street in the city of Greenville, S. C., and the improvements thereon, said property fronting 114.3 feet on the North side of East North Street and extending back to a depth of 300 feet on the East line and a depth of approx. 302 feet on the West line and having a width at the rear of 80 feet.

TO HAVE AND TO HOLD unto the Lessee for and during the term of five (5) years commencing April 1, 1946 and ending March 31, 1951, reserving and paying to the Lessor the rental hereinafter provided.

The Lessee does hereby covenant and agree to pay to the Lessor a rental of:

\$200.00 per month for the period beginning April 1, 1946 through March 31, 1948.
 \$225.00 per month for the period beginning April 1, 1948 through March 31, 1949.
 \$250.00 per month for the period beginning April 1, 1949 through March 31, 1951.

said rental to be paid monthly in advance beginning April 1, 1946.

It is understood and agreed that the Lessee shall make any and all necessary repairs to the residence and garage located on said premises, including any redecorating of the interior desired by the Lessee and such painting of the exterior of said building that may be necessary in order to keep the same in good repair. The Lessor agrees to keep the roof tight and the foundations in good repair.

The Lessee shall have the right to remove any partitions in the residence that do not constitute or form a portion of the structural support of said building, and to add such partitions and make such other alterations and changes to the exterior and interior as may be necessary to render said residence fit and suitable for office or residential use, so long as said work is done in a sound and workman like manner and in such a manner as not to weaken, damage, or injure the structural strength of said building.

It is further understood and agreed between the parties hereto that the Lessee shall have the option of extending said lease for an additional period of five years after and beyond March 31, 1951, provided he gives the Lessor herein written notice of his intention to so do, at least sixty days prior to March 31, 1951, at a rental price to be agreed upon, and otherwise under the same terms and conditions as contained in this lease, said rental to be in keeping with comparable rents for like space in the city of Greenville at that time.

Should the Lessor effect a bona fide sale of the property the purchaser may terminate the lease by giving unto the Lessee at least ninety days notice in writing during the term covered by the option.

In the event the premises should be destroyed by fire or other casualty, or so damaged as to be totally or partially unfit for occupancy and use, then the rent herein reserved, or a fair and just proportion thereof according to the nature and extent of the damage, shall abate and cease to be payable until said building shall be repaired and made fit for occupancy and use, or this lease may, at the option of the Lessor or lessee be declared terminated.