

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

This contract made and entered into by and between Carpenter Brothers Drug Company, a corporation, lessor, and J. E. Gilliam, Jr. and Carol S. Gilliam, operating as Gilliam Studio, lessees, this 7th day of March, 1947, witnesseth:

That the said lessor, in consideration of the rental hereinafter mentioned, does hereby lease, demise and let unto the lessees the rear portion of a certain basement office situate on the premises owned by lessor at 123 South Main Street, Greenville, South Carolina, the front portion thereof being occupied by Mrs. J. E. Hall, for the term of twelve (12) years, beginning June 1st, 1947. Lessees shall have the option of renewing this lease for an additional period of ten years or any part thereof, upon the same terms and conditions as herein set out and at the same rental. If said option is to be exercised by the lessees, they shall give the lessor notice in writing of such intention at least ninety (90) days before the expiration of the lease.

The premises hereby leased begins thirty (30) feet from a brick wall, which wall adjoins a shed leading to an alley at the rear of the premises, and goes westward towards Main Street to a partition which separates said premises and the premises now occupied by Mrs. J. E. Hall. It is understood that should lessees so desire, they may move a wooden partition in the rear of said premises in an easterly direction for approximately ten (10) feet to the point of beginning, as above set out.

In consideration of the use of said premises, said lessees promise and agree to pay the lessor the sum of Seventy-five (\$75.00) Dollars per month, said sum to be due and payable in advance on the 1st day of each calendar month, beginning June 1, 1947.

It is understood and agreed that any installation of plumbing, fixtures, partitions or other alterations or repairs, is to be done by lessees at their own expense. Lessor is not in any way responsible for the cost of any such repairs, alterations or installations, labor or materials.

It is further understood and agreed that the lessor is not to furnish or be responsible for any utilities such as lights and water, but is to install separate meters therefor at its own expense but not deposits for such meters. Lessor shall furnish steam heat when necessary.

It is understood and agreed that Lessees are not to do, or allow to be done, anything on said premises which would constitute a nuisance or violate any law, regulation or restriction.

The destruction of the premises by fire or other casualty, or making it unfit for occupancy, or the non payment of rent for thirty (30) days after its due date, will terminate this lease at the option of the lessor.

It is further agreed that the lessees have no right or authority, and cannot, without the written consent of lessor, assign this lease, or sublet the whole or any part of the premises covered thereby, and any attempt to do so will be null and void.

IN WITNESS WHEREOF, we have set our hands and seals this 7th day of March, 1947, in duplicate.

CARPENTER BROS. DRUG COMPANY

By Myrtle Pendleton Carpenter Lessor Pres.

Carol S. Gilliam J. E. Gilliam Jr. Lessees

Signed, sealed and delivered in the presence of:

L. L. Bates C. Victor Pyle

RECORDED AND INDEXED 1947 MAR 12 11 28 AM REC'D FOR GREENVILLE COUNTY, S.C. 228

Carpenter Brothers Drug Company, a Corp. Myrtle Pendleton Carpenter Pres. 123 South Main Street, Greenville, S.C. 228