

FILED
GREENVILLE CO. S. C.

OCT 6 11 24 AM 1947

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH
R. M. C.
L E A S E

This Lease and Agreement made and entered into this 15 day of April 1947 at Greenville, South Carolina, by and between R. E. Houston, hereinafter referred to as Lessor and J. E. Pearson and P. L. Howell, hereinafter referred to as Lessees, WITNESSETH:

1. The Lessor in consideration of the rent to be paid as hereinafter specified and of the other covenants and agreements hereinafter set forth to be faithfully performed and kept by said lessees does hereby demise, rent and lease to said lessees the following described premises:

A certain lot of land on the East side of Woodside Avenue in the Town of West Greenville, State and County aforesaid, fronting 22 feet on said street and running back a depth of 60 feet together with the building which is to be erected thereon by the lessor. The Southern wall of said building is to commence at a point on the East side of Woodside Avenue approximately 20 feet North of the Southern property line of the lessor which property line is also the joint property line of the lessor and property now or formerly owned by P. H. Najjar.

2. The term created hereby shall commence on the tenth day of July 1947 or at the time the building to be erected on the above described premises is completed and ready for occupancy and shall continue for a period of ten years thereafter or for a period of ten years when said building is ready for occupancy.

3. The lessees shall pay to the lessor as rental for said premises for said period of ten years the sum of \$9000.00 which sum shall be payable in equal monthly installments in advance of \$75.00 per month. Should the building be completed and ready for occupancy at a time other than the first day of a month, then the lessees shall pay the lessor for said fractional part of a month on the basis of \$75.00 per month and the next succeeding payment shall be due and payable on