

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) L-E-A-S-E

THIS AGREEMENT, Made and entered into on the 14th day of September, 1945, by and between T. A. Roe, Party of the First Part, hereinafter called the Landlord, and S. Poliakoff, doing business as "Polly's Furniture Company", Party of the Second Part, hereinafter called the Tenant,

W-I-T-N-E-S-S-E-T-H:

That for and in consideration of the rents reserved and of the mutual covenants, promises, and agreements, hereinafter contained, it is agreed as follows:

(1) That the Landlord does hereby grant, bargain, demise and lease unto the Tenant and the Tenant does hereby accept from the Landlord the following described property located in Greenville, South Carolina, to-wit:

All that certain lot and the store building consisting of three floors thereon, located on the eastern side of South Laurens Street in the City of Greenville and known as 19 South Laurens Street, being the same premises now occupied by the tenant.

(2) To have and to hold the above described premises with all the rights, privileges, easements and appurtenances thereunto belonging and attaching unto the Tenant, its Successors and Assigns, for and during the period (subject to prior termination as herein provided) commencing on the 1st day of January, 1946, and ending at midnight on the 31st day of August, 1949.

(3) The Tenant hereby agrees to pay to the Landlord for and during the term hereof a rental of One Hundred Fifty and No/100 (\$150.00) Dollars per month for the period of said lease. Said rent shall be paid monthly in advance on or before the first day of each and every lease month during the term of said lease.