

STATE OF SOUTH CAROLINA)
 GREENVILLE COUNTY)
 OLLIE FARNSWORTH)
 R.M.C.)

LEASE

This agreement between Mrs. Susan Fortune, herein called Lessor and E.W. Clay, herein called Lessee, Witnesseth:

1. The Lessor hereby grants, bargains, leases to the Lessee, the building known as Fortune's Drug Store, located on Green Avenue Extension, together with such fixtures and equipment as is owned by her, and located in the building; these fixtures and equipment are to be listed separately from this lease, and the list will then be signed by the parties.

The lease is to begin June 2, 1947, or as soon thereafter as the Lessor can obtain possession from the present tenant, and deliver such possession to the Lessee, and is to continue for a period of two years from the time of the beginning of this lease; charging the Lessee as a rental therefor the sum of Forty and No/100 (\$40.00) Dollars per month, payable in advance.

The Lessor is to keep up repairs on the building and roof; any interior repairs are to be first approved by the Lessor, and are to be made at the expense of the Lessee.

In case of slight damage by fire, or otherwise beyond control of either party hereto, the Lessor is responsible for the repairs, which she may make in a reasonable time, and the lease will be extended for such additional time as the Lessee cannot use the premises; and for the period that he cannot use the premises, payment of rent will be suspended. In case of serious damage the lease will be cancelled, and should the parties desire a new lease, they shall then negotiate it.

2. The Lessor will carry insurance on the building, The Lessee will carry insurance on the stock, fixtures and equipment, in amounts sufficient to protect the Lessor.

3. In case of default in payment of the rent, for a period of sixty days, the Lessor may cancel this lease at her