

AUG 28 9 31 AM 1948

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS AGREEMENT between George Manos, hereinafter called Landlord, and M. P. Niven, hereinafter called Tenant,

W I T N E S S E T H

That 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 and lease unto the Tenant, and the Tenant does hereby accept from the Landlord, the following described property located in Greenville County, State of South Carolina, to-wit:

The second floor of the building situated on the northeast corner of College and Townes Streets in the City of Greenville, South Carolina, together with the right to use, with others, a stairway and elevator on Townes Street.

2. To have and to hold the above described premises with all rights and privileges thereunto belonging for and during the period of two years, beginning January 1st, 1948 and ending December 31st, 1949.

3. The Tenant agrees to pay to the Landlord for and during the period of this lease a rental of \$2400.00, payable in monthly installments of \$100.00 each on the first day of each month in advance.

4. It is mutually agreed that if any installment of rent be past due and unpaid by the Tenant for a period of thirty (30) days after due, or on violation of any of the terms and conditions of this lease which is not corrected within thirty (30) days after written notice by the Landlord to the Tenant, or if the premises be used for businesses other than that specified above, or if said business is discontinued, or the premises vacated before the expiration of this lease, or the Tenant,

