

OLLIE FARNSWORTH  
R.M.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE.

FOR AND IN CONSIDERATION of the rental hereinafter mentioned and other considerations, P. L. Bruce Livestock Company, a Partnership, hereinafter sometimes called the Lessor, has granted, bargained and released, and by these presents does grant, bargain and lease unto N. C. DuBois and Charles Vance Pruitt, hereinafter sometimes called the Lessees, the following described real estate and the building to be erected thereon:

All those two (2) certain pieces, parcels or lots of land, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, known and designated as lots Nos. 14 and 15 on a Plat of property of G. D. Oxner, and having the following metes and bounds, to-wit:

BEGINNING at a point on Bates Street, where said Street meets the right-of-way of the Southern Railway, thence with Bates Street, N.56-06 W., 98.4 feet to joint corner of lots Nos. 13 and 14; thence with line common to last named lots, 176.5 feet to Laurel Street; thence with Laurel Street, S.55-54 E., 100 feet to joint corner of lots Nos. 15 and 16; thence with line common to last named lots, S.34-25 E., 176.2 feet to the beginning corner.

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The Lessor agrees at its expense to construct upon the lands above described, a concrete block building, 60 feet by 150 feet, or more, and including the construction of a stage, two (2) bath rooms complete with equipment; two (2) dressing rooms with a lavatory in each; an old fashioned fire place. The Lessor is to properly wire said structure and to furnish four (4) Fluorescent lights on each of two sides of said building and other necessary electrical fixtures.

The Lessees agree to pay the Lessor, as rent for said land and building, the sum of Four Hundred and No/100 Dollars (\$400.00) per month, payable monthly in advance on the first of each and every month during the term of this Lease; the first monthly payment to be paid when the said building has been completed by the Lessor and turned over to the Lessees.

The term of this Lease shall be for a period of five (5) years commencing as of date that said building is completed by the Lessor and turned over to the Lessees.

It is understood and agreed that after the completion and delivery of said building, all expenses for future repairs, maintenance and improvements shall be at the expense of the Lessees, and that the Lessor is not to be called upon to make any repairs or improvements whatsoever except in case of fire or other casualties, and in that event, Lessees will not be required to make the repairs to said building. The Lessees are granted permission to make repairs, improvements or alterations in the premises as they may desire and at their own expense, except that the said building is not to be substantially changed in any manner that would lessen its value, without the written consent of the Lessor.

The Lessees further agree that upon the termination of this Lease, by expiration or forfeiture, that all improvements shall