

State OF SOUTH CAROLINA,) APR 6 4 11 PM
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 COUNTY OF GREENVILLE.) LEA S E

This agreement made this 31st day of March, 1949 between Dr. J. K. Gormwell, hereinafter called the sub-lessee, and Sam Goldberg, hereinafter called the lessee, witnesseth:

Said lessee does hereby sub lease, demise and let unto the said sub-lessee, his heirs and assigns, all that space now occupied by sub-lessee, together with the rest of the space on the same floor from the present space now occupied by the sub-lessee to the back of the building above the lessee's store room, located on the corner of Trade and Randall Streets known as 230 Trade Street in the City of Greer, County and State aforesaid, from the first day of April, 1949 for the term of three years and nine months, said lease to expire on the Thirty-first day of December 1952, yielding therefor during said term the rent of Nine Hundred (\$900.00) Dollars annually, payable in equal monthly installments of Seventy Five (\$75.00) Dollars each payable in advance.

It is further understood rental includes ~~heat~~ steam heat as now in the building installed on all business days 9:30 A. M. to 5:30 P. M. excepting holidays and Sundays.

It is understood that the said premises are to be used and occupied by the sub-lessee to engage in the practice of his profession and for no other purpose except with the written consent of the lessee. The sub-lessee is not to allow or permit any nuisance thereon or any unlawful use of said premises, and shall at all times comply with the laws and ordinances of the City of Greer with reference to regulating fire hazards, electrical installations and plumbing fixtures.

The sub-lessee agrees that he will during said term keep said premises in good and tenantable repair. The lessee is not to be responsible for unavoidable casualty.

The sub-lessee will make no alteration to or additions to said premises without the consent of the lessee being first obtained in writing. All alterations of the building, or material changes inside the building, will be at the expense of the sub-lessee and with the written consent of the lessee.

The stairway entrance from the lessee's store room to the said premises shall be properly closed at the sub-lessee's expense.