

MAR 5 12 41 PM 1951

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

OLLIE FARNSWORTH
R. M. C. L E A S E

This agreement made and entered into in duplicate this the 7th day of June, 1945, witnesseth:

I, J. H. Mills, lessor, do hereby lease unto Sullivan-Eskew Hardware Company, a corporation, that certain real estate, together with the buildings thereon, on the east side of Trade Street in the Town of Greer, County and State aforesaid, formerly known as the Mendenhall-James property, now occupied by Sullivan-Eskew Hardware Company, and consisting of the store building and the warehouse building in the rear thereof, beginning June 1st, 1946, and continuing for a period of five years at a monthly rental of one hundred twenty-five dollars (\$125.00) per month, payable monthly.

It is also understood and agreed that Sullivan-Eskew Hardware Company shall have the privilege of renewing this lease at the expiration thereof for an additional period of five years at the same rental price by making known its intention to so renew within thirty days of the expiration period of five years.

And the said Sullivan-Eskew Hardware Company, by its duly constituted and authorized official, hereby agrees to pay unto the said J. H. Mills, his heirs, executors, administrators or assigns, the sum of one hundred twenty-five dollars (\$125.00) per month, payable monthly, for the lease period of five years and for the additional period of five years in the event of renewal, for the use and occupancy of the property above described. In the event of non-payment of the rental according to the terms of this lease, the lessee shall forfeit its rights hereunder.

After the expiration of the period granted the lessee under this lease, or at the end of the renewal period if exercised, the lessee agrees to give possession peaceably at the end of the term and to leave the property in good condition, reasonable use and wear, fire and other unavoidable casualties excepted.

The lessor agrees to keep the buildings in a state of good repair and to bear the expense of all repairs made with his consent.

It is further agreed that the lessor shall not be liable for damages in the event of fire, storm or any event beyond his control which may damage the buildings or the contents thereof.

Witness our hands and seals this the 7th day of June, 1945.

Signed, sealed and delivered by
J. H. Mills in the presence of:

[Signature]
E. P. Edwards

Signed, sealed and delivered by
Sullivan-Eskew Hardware Company
in the presence of:

Dane Marshall
Thos. L. Sewell

J. H. Mills (SEAL)

SULLIVAN-ESKEW HARDWARE COMPANY (SEAL)

By [Signature]
Its President

