

FILED
GREENVILLE CO.

STATE OF SOUTH CAROLINA ¹⁹⁵⁰ ^{11 51 11} LE A S E
COUNTY OF GREENVILLE

WILLIE FARNSWORTH
R.M.S.

This lease made and entered into by and between
Walter S. Griffin, hereinafter referred to as the Lessor, and
Commercial Credit Corporation, hereinafter referred to as the
Lessee,

W I T N E S S E T H :

That in and for the consideration hereinafter , the
Lessor does hereby agree to construct a one-story building at
515 Buncombe Street, City of Greenville, South Carolina, said
building to be a modern construction and will include white
brick front, and Lessor agrees to lease to the Lessee a portion
of said building to-wit: an area having a frontage of approxi-
mately 30' and extending back approximately 100', said area to
include two rest rooms, one equipped with lounge; also, one
semi-private office approximately 14' X 14'. Said area to be
equipped with adequate fluorescent lighting fixtures and outlets;
likewise, heating and air conditioning units including a water
tower on the roof of said building, to be used in connection with
said air conditioning system. The walls of said building to be
plastered and the floors shall be covered with asphalt tile, the
walls to be painted in accordance with Lessee's wishes.

IT IS UNDERSTOOD AND AGREED that the Lessor will complete
said building on or before May 1, 1950 and this lease shall be-
come effective on the 17 day of June 1950 and extend
for a period of five years thereafter.

IT IS FURTHER AGREED between the parties hereto that
the Lessee shall have the option of extending said lease for an
additional period of five years after the expiration of the term
of this lease, provided, the Lessor and Lessee agree upon a rental
for said premises. In the event the Lessee desires to exercise

