

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

This lease made and entered into this the 22 day of September, 1949, by and between T. E. Bailes, hereinafter referred to as Lessor and James M. Henderson doing business as Jim Henderson Advertising Agency, hereinafter referred to as Lessee.

WITNESSETH

1. In consideration of the rental hereinafter stated, Lessor agrees to lease unto the Lessee for a term of five years beginning December 1, 1949 and ending November 30th, 1954, the second floor of the building now occupied by The Book Shop and the second floor of the building formerly used by Ensor's Restuarant as a kitchen, on West McBee Avenue in the city of Greenville, South Carolina, to be used by the Lessee for conducting an advertising business.
2. Lessee agrees to pay as rental for said premises the sum of \$9,000 payable \$150 per month in advance beginning December 1, 1949, the rent for the first two months of this lease having already been paid by the Lessee.
3. Lessor agrees that the Lessee shall have the right and privilege to renew this lease for an additional term of five years upon the same terms and conditions as herein stated by giving 30 days written notice to the Lessor prior to the expiration of the original term thereof.
4. Lessor agrees to make such alterations and repairs to said premises covered by this lease in accordance with the specifications prepared by J. A. McPherson Company, Greenville, S. C. dated 1949, attached to and made a part and parcel of this agreement. Included in said specifications is a private entrance from West McBee Avenue to said leased premises and also an attic fan of suitable size and proportion. Lessor further agrees to furnish, equip and maintain two large front offices with air-condition units of suitable size and proportion to air-condition the said offices.