

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

This lease made this the 1st day of September, 1952 by and between T. E. Bailes, hereinafter referred to as Lessor, and Greenville Business College, Inc. hereinafter referred to as Lessee.

W I T N E S S E T H

1. The Lessor agrees to lease unto the Lessee, and the Lessee agrees to lease from the Lessor, for a period of five (5) years beginning September 1, 1952 and ending August 31, 1957, the following premises to-wit:

That certain space formerly occupied by Harriet's Gift Shop on the ground floor of building at No. 17 West McBee Avenue, together with the second floor of the Bailes building known as No. 15 & 17, W. McBee Avenue, said second floor space being over the General Sporting Goods Store and Jewel's Beauty Salon (said second floor containing approximately 3500 square feet).

2. Lessee agrees to pay the Lessor as a rental for said leased premises the sum of \$15,000 payable \$250.00 per month in advance beginning September 1, 1952.

3. Lessee shall have the right and privilege to use the lobby to said building, the stairway and elevator for the purpose of ingress and egress only to the said leased premises.

4. Lessor agrees to spend a sum not to exceed \$1500.00 in partitioning the second floor of the leased premises in accordance with specifications to be furnished by the Lessee and to paint certain portions of the interior. Lessor further agrees to furnish the Lessee with water and heat during the term of this lease or any renewal thereof.

5. Lessee shall have the right and privilege to attach to the outside wall of said building a neon sign to hang over the sidewalk but said sign shall be attached and hung in accordance with requirements of the Code of Laws of the City of Greenville, S. C. for the hanging of such signs. Lessee agrees to hold the Lessor harmless and to indemnify him against any claims, actions, costs or damages which he may be required to pay on account of the hanging of or on account of injury to any person or persons resulting from the hanging of said sign.