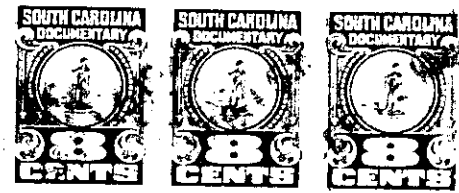


State of South Carolina

County of GREENVILLE



I, Dora T. Ballenger,

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Central Baptist Church

lessee

for the following use, viz.: church purposes, the house and lot on West Washington Street at the Northeast corner of the intersection of said West Washington Street and Bloyd St., in the City of Greenville, State and County aforesaid,

for the term of nineteen (19) months, commencing August 1, 1954 and ending March 1, 1956,

and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of SIX HUNDRED Dollars

per period payable \$50.00 a month, commencing March 1, 1955, and continuing on the 1st day of each and every month thereafter to and including February 1, 1956.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. It is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

It is understood and agreed that the rental is based on \$50. a month but the rental from August 1, 1954 to and including February 28, 1955 is waived on condition that the Lessee make general repairs to the building as agreed upon.

It is understood and agreed that if the Lessor should sell the premises during the tenure of this lease, the sale will be made subject to the lease; Provided, nevertheless, that the Lessee is to have the option to purchase the premises herein leased in the event of sale.

It is understood and agreed that in the event of sale of the premises on or after March 1, 1956, should the Lessee not exercise its option to purchase, as above expressed, it will vacate the premises on thirty (30) days written notice.

To Have and to Hold the said premises unto the said lessee its successors or assigns ~~executors or administrators~~ for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party one (1) months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one (1) months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 9 day of September, 19 54

Witness:

Margaret Lindsey  
Elizabeth Bell

CENTRAL BAPTIST CHURCH (SEAL),  
BY H. W. Santt (SEAL)

Wade H. Batson (SEAL)  
Trustees

Dora T. Ballenger (SEAL)  
Lessor.

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