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OLLIE FARNOWORTH
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THIS LEASE made this 2nd day of March, 1955,
by and between Walter A. Griffin, hereinafter called "Lessor",
and Commercial Credit Corporation, a South Carolina Corpo-
ration, with its place of business at Greenville, South
Carolina, hereinafter called "Lessee",

W I T N E S S E T H :

Lessor hereby leases to Lessee and Lessee hereby hires
from Lessor those offices presently occupied by Lessee in
the building known as 517 Buncombe Street, Greenville, South
Carolina, for the term of five (5) years to commence on
June 18, 1955 and to end on June 17, 1960, both dates in-
clusive, at an annual rental of Three Thousand Dollars
(\$3,000.00) payable, in monthly installments of Two Hundred
Fifty Dollars (\$250.00) each, in advance, on or before the
tenth day of each month.

The parties hereto for themselves, their heirs, their
distributors, executors, administrators, legal representatives,
successors, and assigns, hereby covenant as follows:

1. Lessee shall pay the rent as above provided and
shall use and occupy the demised premises for a business
office and for no other purpose.
2. Lessee shall make no alteration, decorations, in-
stallations, additions or improvements in or to the demised
premises without first obtaining Lessor's written consent.
3. Lessee will maintain the demised premises and fix-
tures in a reasonably good state of repair, and shall, at the
expiration of the term, or any renewal hereof, deliver up the
demised premises in good order and condition, natural wear
and tear and damage by fire and the elements, excepted.
4. Lessor will maintain the exterior and roof of the
building in good repair and Lessor will not be liable for
any injury or damage to persons and property resulting from
fire, explosion, falling plaster, steam, gas, electricity,