

TO HAVE AND TO HOLD unto the Lessee for the term of the period beginning on the 15th day of September, 1951, and ending at midnight on the 14th day of September, 1952, for the purpose of conducting thereon a general store and other business.

In consideration of the premises, the Lessee shall, during the continuance of this lease, pay to the Lessor a rental of One Thousand Forty-seven (1,047.00) dollars per year, such payments to be made on or before the 15th (15th) day of the month following that for which said rent is due, and the first and last months to be paid to be pro-rated.

THE LESSOR COVENANTS AND AGREES WITH THE LESSEE:

1. That it will make at its expense all necessary alterations not otherwise provided for herein.
2. That it will not permit the leased premises to be used as to render void or voidable any policies of insurance against fire.
3. That at the expiration of this lease it will deliver up the premises in as good condition as they shall be at the beginning of said lease, reasonable wear and tear and damage by fire, storm or other casualty excepted.
4. That it will require and cause the Lessee to use the parking area in the rear of the store and not permit it to be used for any other area provided for customer parking.
5. That it will share with the Lessee, on a fifty-fifty (50/50) basis, the expense of maintaining the parking area during the term of this lease.

THE LESSOR COVENANTS AND AGREES WITH THE LESSEE:

1. That it will from time to time and at its expense make any repairs, alterations or replacements that may be necessary in order to comply with any regulations or orders issued by state or municipal authorities.
2. That from time to time he will make such repairs as are reasonably necessary to keep the leased premises in first-class to suitable condition, including such repairs as may become necessary as the result of fire, windstorm, or robbery. Should the Lessor fail to make such repairs within ten (10) days after written demand by the Lessee, the Lessee shall have the right to have the same made and deduct the costs thereof from the rental hereunder.
3. That during the life of this agreement,

RAINEY,  
FANT & BRAWLEY  
ATTORNEYS AT LAW  
GREENVILLE, S. C.