

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

R.M.C.

L E A S E

THIS INDENTURE made the 6th day of April, 1956 A. D., between M. F. Haywood of Greenville, S. C., party of the first part, and Dut Webb, of Greenville, S.C., party of the second part, witnesseth:

1. That the said party of the first part doth hereby release and demise unto the said party of the second part that certain premises with buildings thereon, known as No. 411 East McBee Avenue, with the appurtenances, for the term of three (3) years, from the 1st day of April, 1956, A. D., at the yearly rent or sum of nine Hundred Dollars (\$900.00), to be paid in equal monthly payments of seventy five dollars (\$75.00) on the first day of each month.

2. AND it is hereby agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants on the part of the said party of the second part herein contained, then it shall be lawful for the said party of the first part to reenter the said premises and the same to have again, repossess, and enjoy.

3. AND, the said party of the second part covenants with the said party of the first part to pay to the said party of the first part the said yearly rent as herein specified; That he, the said party of the second part, will not assign this lease, nor let or underlet the whole or any part of the said premises, nor make any alterations therein without the written consent of the said party of the first part; that he will not occupy or use, or permit to be occupied or used, the said premises, for any business deemed extra hazardous on account of fire or otherwise; and that at the expiration of the said term he will quit and surrender the premises hereby demised in as good state and condition as reasonable wear and tear thereof will permit, damage by the elements excepted.

4. AND the said party of the first part covenants with the party of the second part that the said party of the second part, on paying the said yearly rent and performing the said covenants on his part, shall and may peaceably and quietly have, hold, and enjoy the demised premises during the term aforesaid.

5. AND it is further agreed between the said parties hereto that, in case the premises hereby demised shall be partially damaged by fire, the same shall be repaired as speedily as possible at the expense of the said party of the first part; that in case the damage shall be so extensive as to render the building untenable, the rent shall cease until such time as the

