

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA)
JUN 26 11 06 AM 1955) SUB-LEASE
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R.M.C.

This indenture made the 27th day of July between Charles B. Fields, party of the first part, hereinafter called the Lessor, and E. B. Trammell, party of the second part, hereinafter called the Lessee, Witnesseth:

1. That the Lessor doth hereby lease and demise unto the Lessee that certain business premises known and described as 508 East McBee Avenue, including the First and second floors, with the appurtenances, for the term of three years (thirty six months) from the 27th day of July, 1955 at the yearly rental of One Thousand Two Hundred Twenty Two (\$1222.00) dollars per year; to be paid in equal weekly installments of Twenty Three dollars and Fifty Cents (\$23.50) on Monday of each week; with an option in the Lessee of two years (twenty four months) on the same terms and conditions.

2. AND, it is hereby agreed that, all utilities of any nature whatsoever shall be the expense of the party of the second part or the Lessee.

3. AND, it is hereby agreed that any and all repairs, except the roof, and any and all alterations if any, and improvements if any, shall be the expense and responsibility of the party of the second part or the Lessee.

4. AND, it is hereby agreed that the party of the second part shall at all times provide sufficient insurance of any and all types necessary to adequately protect his business and or the public, and the premises at his own expense, and the Lessor reserves the right to inspect the said insurance coverages.

5. 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.

6. 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 alteration therein without the written consent of the