

STATE OF SOUTH CAROLINA :  
 : LEASE  
COUNTY OF GREENVILLE :

FILED  
GREENVILLE CO. S.C.

This Lease agreement entered into this the 12th day of August, 1957, between Belvin Clayton, hereinafter referred to as Lessor, and Theron G. Hawkins, hereinafter referred to as Lessee, as follows, to wit:

The Lessor herein, for and in consideration of the sum of One (\$1.00) Dollar, the receipt of which is hereby acknowledged, and the rentals to be paid by the Lessee as hereinafter set forth, hereby rents and leases unto the above named Lessee for a period of Five (5) Years, beginning August 12, 1957, and ending August 12, 1962, the following described property:

That certain building or storeroom situated on the east side of Trade Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, having a frontage of 15' 9 1/2" on said street, designated as No. 225 Trade Street, and being the building occupied by OK Barber Shop.

The Lessee hereby agrees to lease the described property for the period of time stated above, and to pay to the Lessor a monthly rental of One Hundred (\$100.00) Dollars, payable monthly on or before the 10th day of each month, and if the Lessee should default in payment of said rent the Lessor may declare this lease terminated and take immediate possession of the premises and exercise his rights for any rentals which may accrue or be due.

The Lessor agrees to keep the structural part of the building in good repair including the roof and the floor, but he shall not be responsible for any damages caused by leaks until after notice thereof and a reasonable time in which to make the necessary repairs.

The Lessee shall be responsible for all repairs to plumbing and light fixtures, and for any painting of the building. He may make interior alterations to suit his business, provided the same does not injure the building in any way. The Lessee shall also be responsible for water, heat and power used during the term of this lease.

That the Lessee will make no unlawful or offensive use of the premises and will comply with all laws, orders, rules and regulations of all legal authorities with respect thereto; that he will surrender the premises at the end of the term in as good condition as received, less natural wear and tear or damage by fire or other casualty for which the Lessee is not responsible.

It is mutually agreed that in case of fire or other casualty, the rents shall cease for such period as the devised premises shall be wholly untenable and shall be reduced by a just and reasonable amount for such period as the same shall be partially untenable.

The Lessor grants unto the Lessee the right of option to renew this lease for an additional period of Five (5) years commencing August 12, 1962, and if this right and privilege is exercised by the Lessee, this lease shall finally expire at midnight, August 11, 1967. Should this right of option be exercised by the Lessee, notice thereof must be given the Lessor, in writing, at least

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