

STATE OF SOUTH CAROLINA,  
 COUNTY OF GREENVILLE.

FEB 13 1959

*B.W.D.*  
*R.H.J.*  
*F.W.V.*

This lease agreement, made and entered into this the <sup>2nd</sup> day of <sup>Feb.</sup> 1959, by and between FLORENCE W. DACIUS, DR. ROBERT M. DACIUS, Jr. and ~~wife, BINA V. DACIUS~~, all of the County of Greenville, State of South Carolina, hereinafter referred to as Landlord, parties of the first part, and EASTERN FINANCE COMPANY OF GREENVILLE, INC., a North Carolina corporation with its principal office located in the City of Greensboro, North Carolina, hereinafter referred to as Tenant, party of the second part;

WITNESSETH,

That the Landlord does hereby demise and lease to the Tenant, and the Tenant does hereby lease, take and rent from the Landlord, for the term and upon the rental hereinafter specified, the premises situated in the City of Greenville, County of Greenville, and State of South Carolina, and more particularly described as follows:

That certain premises known and designated as No. 13 East Coffee Street in the City of Greenville, South Carolina, said premises being a two-story building with dimensions of approximately 20 feet in width by 100 feet in length, and being the property as shown on page 1, Block 6, Lot 7-A, of the map of the City of Greenville, South Carolina.

The term of this demise shall be for a period of Forty and one-half (40 1/2) months beginning on the 15th day of February, 1959, and, unless sooner terminated as hereinafter provided, shall exist and continue through midnight on the 30th day of June, 1962.

The rent for the demised premises, which the Tenant hereby agrees to pay for the complete 40 1/2 month term, shall be Ten Thousand One Hundred and Twenty-five Dollars (\$10,125.00), said rent shall be paid to the Landlord's agent, Alester G. Furman Company, at their office in the City of Greenville, South Carolina, or at such other place and to such other agent as may hereafter be designated, in advance, in consecutive monthly installments as follows:

The first installment of \$375.00 (covering rent from February 15, 1959, to April 1, 1959) is due and payable on or before the 15th day of February, 1959. The next installment of \$250.00 shall be due and payable on or before the first day of April, 1959, and succeeding installments in the amount of \$250.00 each shall be due and payable on the first day of each calendar month thereafter during the term of this lease.

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