

mail box 86
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LEASE

OLLIE FARMISWORTH
R. M. C.

This Lease, made the twentieth day of February, 19 64, between
Lawyers Office Building, Inc.

of the City of Greenville
in the County of Greenville and State of South Carolina, hereinafter called the
"Landlord" and THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation
organized under the laws of the State of New Jersey, and having its principal office in the City of
Newark, County of Essex and State of New Jersey, hereinafter called the "Tenant";

WITNESSETH:

Premises The Landlord does hereby demise and let to the Tenant, and the Tenant does hereby take and
hire from the Landlord, that certain space hereinafter called the "Premises" and more particularly
described as follows: Room No. CC

comprising approximately 215 square feet on the first ~~floor~~ level
Office Building, hereinafter called the "Building," located at East North Street
in the City of Greenville and the State of

Term South Carolina, for a term of one year, commencing on
the first day of March, 19 64 and ending on the twenty-eighth
day of February, 19 65 unless sooner terminated as provided herein.

IN CONSIDERATION WHEREOF, THE PARTIES DO HEREBY COVENANT AND
AGREE AS FOLLOWS:

Rent 1. The Tenant shall pay to the Landlord as rent for the Premises the sum of Six Hundred
and no/100----- Dollars (\$ 600.00-----) per
annum, in equal monthly installments of Fifty and no/100-----
-----Dollars (\$50.00-----) in advance on the first day of each month during the term.

**Landlord's Warranty--
Use of Premises** 2. The Landlord warrants and represents that neither the present use of the Building, nor the
use of the Premises as a business office is in violation of any law, order, ordinance, requirement or
regulation of any governmental authority; and it covenants that it shall maintain the Premises in con-
nection with any duties imposed upon it under the terms of this Lease and under any other agreement,
in such a manner so as to comply with all present and future laws, orders, ordinances, requirements
and regulations of all governmental authorities affecting the Premises.

Tenant's Use 3. The Tenant shall use and occupy the Premises as a business office.

Subletting and Assignment 4. The Tenant shall not sublet the Premises or any part thereof, nor assign this Lease, without
the prior written consent of the Landlord, which consent shall not unreasonably/be withheld by the
Landlord. or arbitrarily

End of Term 5. The Tenant shall, at the expiration of the term, or any renewal or extension thereof, surrender
the Premises in as good condition as the same are at the time possession thereof is delivered to the Tenant,
except for ordinary wear and tear and damage by the elements, by fire, smoke or explosion (regardless of
how or by whom any such damage may be caused) or by any unavoidable or unforeseen cause.

Services 6. As part of the consideration for the payment of the rent above specified, the Landlord, at its
own cost and expense, shall furnish, supply and properly maintain for the Tenant, the following services,
utilities and equipment:

- a. Heat
- ~~b. Gas~~
- ~~c. Water~~
- ~~d. Electric Power~~
- ~~e. Elevator Service~~
- f. Window Cleaning
- ~~g. Venetian Blinds~~
- h. Proper care of lawn and shrubs, if any.
- ~~k. Paid parking facilities for occupants
which are located on part of the Premises~~
- j. Hot and cold water for lavatory and drinking purposes.
- k. Electricity for lighting, air conditioning and other office uses.
- l. Light bulbs and/or fluorescent tubes and starters.
- m. Adequate and clean lavatories and toilets.
- n. Air conditioning system including operation and maintenance thereof.
- o. All utilities, including fuel, electricity and water, necessary to operate the heating, hot water, lighting, plumbing and air conditioning systems.
- p. Janitorial service for the Premises, including the halls and stairways giving access thereto.

The janitorial service for the Premises shall be in accordance with the following schedule:

Daily: Dusting of all furniture, counters, cabinets and window sills. Sweeping of all floors.
Emptying of all waste baskets and ash trays. Disposal of all rubbish. Cleaning
and washing of all rest rooms and plumbing fixtures.

Weekly: Mopping of all floors and dusting of all venetian blinds.

Bi-Monthly: Waxing of all floors and washing of all windows.

Semi-Annually: Washing of all venetian blinds and light fixtures.

In the event of the failure by the Landlord to furnish, supply or properly maintain any of the
services, utilities and equipment set forth in this Article, the Tenant is hereby authorized to procure
the same, and the cost thereof shall be paid to the Tenant by the Landlord upon demand or, at the op-
tion of the Tenant, may be deducted from subsequent rent payments.