

State of South Carolina

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County of _____

_____ lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto _____ lessee

for the following use, viz.: _____
1303 E. WILSON ST., GREENVILLE, S.C. the

for the term of Four Years beginning 9-1-74 and ending 8-31-78

and the said lessee
in consideration of the use of said premises for the said term, the said lessor the sum of Nine Six Hundred and 00/100 (\$900.00) Dollars

per Four payable _____ Dollars

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

LESSOR TO PAY ANY AND ALL INCREASES IN PROPERTY TAXES AND ALL INCREASES IN INSURANCE FOR ALL YEARS AFTER 1973. THESE INCREASES TO BE PAID FROM PROCEEDS OF LEASE.

LESSOR ASSUMES THE LIABILITY FOR ALL DAMAGES TO ANY PERSON OR PROPERTY IN CONNECTION WITH THE BUSINESS OF THE LESSEE.

THIS LEASE, CONDITIONS AND ALL OTHER TERMS PREVIOUSLY ON THIS PROPERTY BY J.C. DAVIS OR SONS, JR.

To Have and to Hold the said premises unto the said lessee _____ executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party _____ months written notice previous to the time of the desired

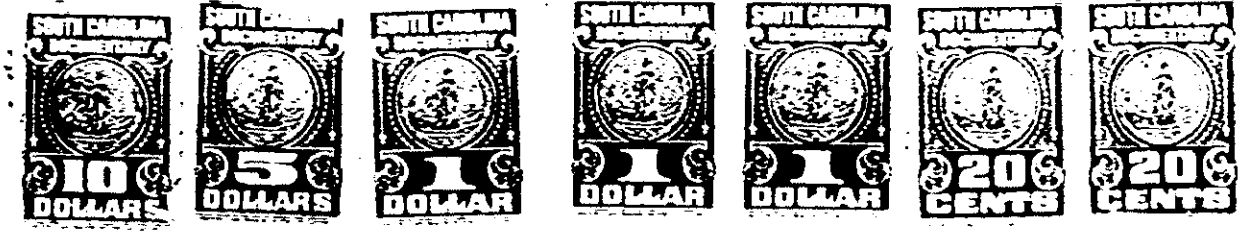
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or _____ months' arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the _____ day of _____, 1974

Witness: Wilma G. Bennett (SEAL)
Ann B. Parrett (SEAL)
John A. Leaks (SEAL)

_____ (SEAL)



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