

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS INDENTURE made this 3rd day of January, 1978,
By and Between The Furman Co., Agents, for Mr. W. Gibson Harris and Jane Hardy
Harris, Mr. Henry Wayne Whitley, Jr., Mr. Wayne Clarke Bishop,
Mrs. Jessie Mae Rice, Mrs. Sarah Evelyn Jarrell, Mr. Henry Wayne Whitley, Sr.,
and Miss Jo Anne Bishop
of _____, hereinafter referred to as the Landlord, and

JULIET S. WARE

and

hereinafter referred to as the Tenant,

WITNESSETH: That the Landlord does hereby demise and lease unto the Tenant, and the Tenant does hereby hire and take from the Landlord for the term and upon the rentals hereinafter specified, the premises situated in the City of Greenville, County of Greenville, and State of South Carolina, and described as follows:

Property of the Landlord located in the City of Greenville, South Carolina at 24 East Washington Street

The term of this demise shall be for one (1) year beginning January 1, 1978, and ending December 31, 1978

The rent for the demised premises, which the Tenant hereby agrees to pay, shall be at the yearly rate of Two Thousand One Hundred and NO/100 (2,100.00)-----Dollars.

The said rental to be payable in advance on the first day of each month, in equal monthly installments as follows: One Hundred Seventy-Five and No/100 (175.00)-----Dollars.

The Furman Realty Co.

at the office of ~~Alister C. Furman Co.~~ Greenville, S. C., Agent of Landlord.

The above letting is upon the following conditions:

First. The Landlord covenants that the Tenant, on paying the said rental and performing the covenants and conditions in this Lease contained, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid

Second. The Tenant covenants and agrees to use the demised premises only as a retail outlet for clothing

Third. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for ten days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of the said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor. The Landlord is hereby granted a lien, in addition to any statutory lien or right to distrain that may exist, on all personal property of the Tenant in or upon the demised premises, to secure payment of the rent and performance of the covenants and conditions of this lease; and the Tenant further agrees to pay all attorney's fees and any other expenses incurred by the Landlord in enforcing any of the obligations under this lease, as additional rent.

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