

TITLE TO REAL ESTATE

State of South Carolina,)
 County of GREENVILLE)

F. W. SYMMES lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto M. P. NIVEN lessee for the following use, viz.: Textile Manufacturing, cutting and sewing business. the Second floor of the building at the Northeast intersection of College and Townes Streets, Greenville, S. C., together with use with others of a stairway and elevator on Townes Street. for the term of One (1) year, commencing January 1, 1946 and ending December 31, 1947. and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Twelve hundred & no/100 (\$1200.00) Dollars for the 12 months term of this lease. payable Payable \$100.00 monthly in advance.

The Lessee hereby agree 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.

Lessee is hereby given permission to sub-lease a portion of the leased premises, any space so sub-leased to be used for nothing except storage of house furniture and fixtures.

Lessor agrees to keep the roof, exterior walls, elevator and stairway in good condition of repair. It is agreed that the roof is in good condition and the Lessor shall not pay any damages resulting from a leaking roof until after having received written notice from the Lessee.

Lessor hereby grants to Lessee an option to lease the second floor of this building for an additional term of from one to five years after December 31, 1947, at a rental of One hundred (\$100) dollars per month, provided that the Lessee also leases the third floor of the building at the same time, at the same rental and on the same terms and conditions and for the same length of time that he is leasing the second floor of this building. It is distinctly understood and agreed that the Lessee shall not have the option of extending the lease on the second floor of this building beyond December 31, 1947, unless he also leases the third floor. Lessor will permit the Lessee to remain in the second floor premises beyond December 31, 1947, without the necessity of leasing the third floor, until such time as sewing machines used in the manufacturing business of the Lessee can be purchased.

Lessee agrees to renovate the leased premises, including repairs or replacement of floors, interior walls, wiring and installation of commodes, lavatories and heating equipment.

Lessee agrees to carry liability insurance to protect himself and Landlord from liability from damages to persons in the leased premises and the approaches to the leased premises.

To Have and to Hold the said premises unto the said lessee his executors or administrators for the said term. It is agreed by the parties heretothat 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 one (1) months written notice previous to the time of the desired termination, but the