

State of South Carolina,

County of Greenville

We, Walter W. Goldsmith and J. C. McCall by Walter W. Goldsmith, Agent, lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do
grant, bargain, and lease unto J. C. Ashley, DBA Princeton Studio

for the following use, viz.: Picture Studio,
the
ground floor space known as #515 North Main Street

for the term of four years, beginning September 1, 1947 and ending August 31, 1951,

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
Seventy Five (\$75.00) and no/100 Dollars
per month payable 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.

1. The landlords are to do over the interior of this storeroom, repairing plastering, painting walls and sanding floors.
2. The landlords are to provide closet with toilet and lavatory therein.
3. The landlords are to install plate glass front or one similar thereto.
4. The landlords are to wire premises but the tenant is to furnish all light fixtures and pay for electricity, heat and water.
5. This property is not to be subleased without the written consent of landlords.

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 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 one 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 one 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 11 day of Sept., 1947

Witness:

Nell B. Gustin
May E. Jammell

J.C. McCall & Walter W. Goldsmith (SEAL)
Walter W. Goldsmith (SEAL)
BY: Walter W. Goldsmith, Agent (SEAL)
J.C. Ashley (SEAL)
J. C. Ashley (SEAL)