STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS: That we, Charles P. Efstration and Catina M. Efstration, hereinafter designated as the Lessors, for and in consideration of the rental hereinafter provided, do grant, bargain and lease unto Dave C. Gunter, hereinafter designated as the Lessee, the quarters presently occupied by him in that dwelling situate on the East side of North Spring Street, designated as No. 114 Spring Street, in the City of Greenville, for the term of three (3) years beginning on the 15th day of August, 1949, and the said Lessee in consideration of the use of the premises for the term specified herein, promises and agrees to pay to the lessors the sum of Sixty ($60.00) Dollars per month as rent, said rent being payable in advance on the 15th day of August, 1949, and on the 15th day of each succeeding month thereafter for the full term provided for in this lease.

It is mutually understood and agreed that the lessee is to defray the cost of all inside maintenance of and improvements to the property.. The lessee is to also pay his current electrical and water bills and is to furnish his own heat at his own expense.

The lessee is not to sublet the premises without the written consent of the lessors, which consent shall not be arbitrarly withheld.

Any fixtures installed on the premises by the lessee are to remain his property and are to be removed at the termination of this lease, he making such repairs as may be necessary as the result of the removal.

The lessors are to maintain the outside portion of the premises and the roof in a tenable condition at their expense.

Complete or partial destruction of the premises by fire shall not terminate this lease, but the lessors may make repairs or restore the building to its former condition within a reasonable time and the payment of rent shall be suspended during that period.

One month's arrears in rent shall terminate this lease.