



FILED
APR 11 1947
GREENVILLE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SUPPLEMENTARY LEASE.

MEMORANDUM OF AGREEMENT made at Greenville, S. C. this the ¹⁴30 day of April 1947, by and between P. L. Bruce Livestock Company, a Partnership, party of the first part, hereinafter sometimes called the Lessor, and N. C. Dubois and Lula H. Buboio, parties of the second part, hereinafter sometimes called the Lessees, WITNESSETH:

1- It is expressly understood and agreed between the Lessor and the Lessees, that the existing Lease between the said Parties dated January 2, 1947, is to continue according to all its terms, subject only to the changes herein expressly set forth.

2- For and in consideration of the rental hereinafter mentioned, the Lessor has agreed at its expense to construct two (2) wings, each approximately 28 feet X 30 feet X 8 feet, to the building known as the Dutch Mill, now leased by the Lessees from the Lessor, under said Lease dated January 2, 1947, said wings to be one story and of frame construction.

3- The Lessees agree to pay the Lessor, as rent for the said two (2) wings, the sum of Fifty Dollars (\$50.00) per month, payable monthly in advance on the first of each and every month during the term of this Lease. The said Fifty Dollars (\$50.00) monthly rental to be in addition to the existing rental of Two Hundred Dollars (\$200.00) now being paid under Lease of January 2, 1947. Said additional rent to commence as of the date when said two (2) wings are completed and turned over to the Lessees by the Lessor.

4- It is understood and agreed that after said two (2) wings are completed, that all expenses for future repairs, maintenance and improvements shall be at the expense of the Lessees and that the Lessor is not to be called upon to make any repairs or improvements whatsoever. The Lessees agree to keep said two (2) wings, and all personal property of the Lessor placed therein, in as good condition as when turned over to the Lessees, ordinary wear and tear excepted. The Lessees are granted permission to make such repairs, improvements, or alterations in the premises as they may desire and at their own expense, except that no part of said two (2) wings is to be removed or substantially changed in any manner that would lessen their value, without the written consent of the Lessor.

5- The term of this Lease shall be for a period of ten (10) years, commencing January 1, 1947 and ending December 31, 1956. The term of the original Lease dated January 2, 1947 is also extended for a period of five (5) additional years, so that it shall also expire on December 31, 1956. It is understood and agreed that should the original Lease of January 2, 1947 be terminated for any cause, then this Supplementary Lease shall also terminate.

6- The Lessees further agree that upon the termination of this Lease, by expiration or forfeiture, that all improvements shall revert to the Lessor. The Lessees further agree that should they breach this Lease that all furniture, equipments and fixtures which they may have placed upon said properties shall stand as security and be liable for any damages sustained by the Lessor by reason of said breach. It is further understood and agreed that the destruction of the premises by fire or other casualty, or failure to pay rent within ten (10) days after it becomes due for any month, at the option of the Lessor shall terminate this Lease. This Lease is not to be transferred or assigned

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