

LESS the following described tract of land which has been deeded to W. A. Bull:

All that piece, parcel, or lot of land in the city of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at a point on the south side of West Stone at a corner of Bull's lot; thence along West Stone Avenue S. 84-30 E. 85 feet to point; thence S. 5-30 W. 190 feet to point; thence N. 87-32 W. 53.1 feet to point; thence N. 3-29 W. along face of laundry building to corner; thence N. 86-31 W. 8 feet to angle of said building; thence N. 3-29 W. 13.5 feet to another corner of said building; thence N. 86-31 W. 24.5 feet to point on Bull line; thence N. 5-30 E. 134.2 feet to the beginning point on West Stone Avenue, as will more fully appear by reference to plat made by Piedmont Engineering Service, September 15, 1951, and recorded in Plat Book T, Page 363.

The above described land is the same conveyed to the Star Company of Greenville by John B. Burns, as Receiver of the Star Cleaners and Laundry.

3. The Lessee agrees to pay for the entire use of the aforesaid premises, buildings and other improvements, a monthly rental of Three Hundred Dollars (\$300.00), payable February 5, 1953 and on the like date of each succeeding month for the term of this lease. It is expressly understood and agreed that the Lessors hereby constitute and appoint the said W. A. Bull their agent to collect the aforesaid rent and that the purchaser shall not be liable for the application or the disbursement of the said funds by him.

4. The said Lessee is to be permitted and allowed to fix and prepare the inside of the aforesaid buildings in such manner as he desires and/or finds necessary for the business being conducted therein; and he is to be responsible for any damage or breakage caused by the neglect or carelessness of himself, his agents and employees.

5. The Lessors are to pay the taxes on the said premises and are to keep the roofs on all buildings in good repair. There are leaks in some of the roofs at the present time and these are to be immediately repaired; and upon failure of the Lessor to so do, the Lessee may have same done and charge the expense thereof as against the rental herein fixed.