

STATE OF SOUTH CAROLINA OLLIE NORTH
COUNTY OF GREENVILLE R.M.D. LEASE AGREEMENT

PARTIES 1. THIS AGREEMENT OF LEASE, made and entered into this 18th day of February, 1959 by and between Walter S. Griffin, of Greenville, S. C., hereinafter referred to as Landlord, and James C. Reed, hereinafter referred to as Tenant,

WITNESSETH:

DESCRIPTION 2. That in consideration of the covenants and agreements herein contained, Landlord hereby demises and leases unto Tenant, his heirs and assigns, the following-described premises situate in the City of Greenville, County of Greenville, State of South Carolina:

Nos. 8 and 10 West Stone Avenue in the City of Greenville, South Carolina, having a frontage on West Stone Avenue of approximately 102.5 feet and a depth along parallel lines of approximately 200 feet.

3. TO HAVE AND TO HOLD The above-described premises unto the said Tenant, his heirs and assigns, for and during the term of ten (10) years from the first day of the month following the effective date hereof.

RENTAL 4. The Tenant shall pay to the Landlord an annual rental of One Thousand Eight Hundred (\$1,800.00) Dollars, payable in equal monthly installments of One Hundred Fifty (\$150.00) Dollars in advance on or before the first day of each month. In the event the effective date of this lease occurs other than on the first day of the month, Tenant shall pay to Landlord a proportionate part of said first month's rent.

ERECTION OF IMPROVEMENTS AND USE OF PREMISES 5. (A) Any building erected by Tenant shall be of jumbo brick or higher quality facing and/or glass and shall be maintained in good repair during the term of the lease. If during the term of this lease, the Tenant desires to remove the improvements he has erected on said demised premises, he may do so by depositing with a national bank doing business in Greenville, S. C., security in escrow in an

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