



FILED  
GREENVILLE CO. S. C.  
AUG 19 4 07 PM 1965  
DEPT. OF REVENUE  
SOUTH CAROLINA

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ALLIED LEASING  
CORPORATION  
GREENVILLE, SOUTH CAROLINA  
E A S E

This Lease, executed in duplicate, at Greenville, S. C., this the 11th day of May, 1965, by and between Milton I. McMahan, hereinafter referred to as the Landlord, and Don Seawright, doing business as Style Rite Beauty College, hereinafter referred to as Tenant, .

W I T N E S S E T H:

That for and in consideration of the rent reserved and the mutual covenants and agreements herein contained, the Landlord does hereby demise and lease unto the Tenant, for use as a beauty college for instruction and demonstration purposes to students and also as a beauty shop and its allied functions, and upon the conditions and subject to the covenants and agreements herein set forth, for a period of one (1) year, beginning on the first day of June, 1965, and ending on the last day of May, 1966 (with 2 year option), the following described real estate:

All that piece, parcel, or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, lying on the southern side of West McBee Avenue, being the entire second floor of the building known as No. 9 West McBee Avenue. This area is located directly above the ground floor store presently occupied by "The Book Shop" and is the same area that has heretofore been leased by the Tenant herein from First McBee Company.

The parties hereto, for themselves, and their respective heirs, and assigns, and successors, do hereby covenant and agree as follows:

1. RENT RESERVED. Landlord hereby reserves and Tenant agrees to pay to Landlord, upon the commencement of the one (1) year term above described, a total rental of Fifteen Hundred and No/100 - (\$ 1500.00) Dollars, to be paid in the following manner: One Hundred Twenty-Five and No/100 - (\$ 125.00) Dollars per month, in advance, beginning on the first day of June, 1965, and One Hundred Twenty-Five and No/100 - (\$ 125.00) Dollars on the first day of each and every succeeding calendar month thereafter during the term of this lease.

2. REPAIRS. Landlord covenants that he will, at his own expense, keep and maintain the roof and structural sidewalls in good order and repair during the term of this lease. It is agreed that they are now in good condition at the present

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