

(Lease Seventy-five Cents).

*For Assignments of this Lease, see Deed Book 61 page 185 + 186.*

State of South Carolina, )

Greenville County. )

Mary C. Harris, Lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released, and by these presents does grant, bargain and lease unto Long Blue Granite Company, Lessee, for the term of nineteen years, the premises of Lessor, corner Fall Street and McBee Avenue, City of Greenville, S.C., and being more particularly described as follows: Beginning at a point on East McBee Avenue Northwest corner of warehouse now occupied by Oregon Lumber Company; thence with said McBee Avenue in the direction of Fall Street to the corner of McBee Avenue and Fall Street; thence with said Fall Street in the direction of Court Street to an Alley at the rear of Cigar Factory; thence with said Alley in the direction of Main Street to the Southwest corner of Warehouse now occupied by Oregon Lumber Company; thence in the direction of McBee Avenue in a straight line to the beginning corner, and being the same premises formerly leased and formerly occupied by the Oregon Lumber Company, and the said Lessee in consideration of the use of said premises for the said term promises to pay to the said Lessor a rental as follows: For the first four years two hundred and ninety Dollars a quarter; for the next five years four hundred and fifty dollars a quarter; for the next five years six hundred dollars a quarter; and for the next five years seven hundred and fifty dollars a quarter. The rent for each quarter is to be paid in advance at the beginning of the quarter. This lease is to commence on the first day of September, 1911, and is to end on the thirty-first day of August, 1930.

TO HAVE AND TO HOLD the said premises unto the said Lessee, and its assigns, for the said term. The Lessee shall have the privilege of underletting the said premises, provided the sub-tenant be a respectable and responsible person.

It is agreed that the Lessee shall have the privilege of erecting buildings on the said property, provided no injury be done to the surrounding property, the said buildings to meet with the approbation of J.E. Sirrine, Civil Engineer, and if the said engineer cannot be obtained, some other engineer to be selected by the Lessor.

It is agreed and understood, however, that the engineer selected by the Lessor shall in no way dictate the cost of the buildings to be erected on said premises, or the kind of buildings so long as they are in keeping with the surrounding property, but is to have the right to inspect such buildings and see that the same are constructed in a proper and workmanlike manner according to the plans and specifications to be furnished by the Lessee.

It is further agreed that the Lessee shall pay all taxes, and any assessments for street paving, or sidewalk paving during the tenancy, and if not so paid within three months after demand by the proper authorities, then the Lessor shall pay same, charge the amount so paid to the lessee, and may then take possession of the property, should she so will, declaring this lease void.

It is agreed that should any buildings be placed on the said property by the lessee, upon the expiration of the tenancy, they shall become the property of the lessor.

It is agreed that six months before the expiration of this lease, the party desiring to terminate the same shall give six months written notice to the other party, and if there be no such written notice, then this lease shall continue from year to year at the same rental as provided for the last five years of this lease.

Sixty days arrear of rent shall terminate this lease at the option of the Lessor herein, but not -

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