

rental the sum of One hundred (\$100.00) Dollars per month, payable monthly, for and during the full term of this lease and shall pay all taxes and assessments which may be chargeable against said premises and all costs and expenses of maintenance and operation of said Premises, including insurance premiums, repairs and all expenses incident to the renting of said premises and to the collection of the rentals and income therefrom, not including however, any compensation to the lessees for their personal services.

The payment of the fixed rental of One hundred (\$100.00) Dollars per month hereinabove provided to be made to the lessor shall be guaranteed by the lessees and in the event the rentals, at any time, are not sufficient to cover said payment the deficiency shall be advanced by the lessees.

Should the lessees be in default in the payment of said fixed rental for a period exceeding ninety (90) days, the lessor, on giving thirty (30) days written notice, may at his option, cancel this lease and take possession of the premises, provided the said rentals in the meantime should not be paid.

After the payment of said fixed rental and all taxes, assessments, costs and expenses, the remaining net income shall be applied to the repayment to the lessees of all sums advanced by them from time to time on account of the erection or maintenance of improvements upon said property or for meeting said fixed rental or for taxes, assessments or costs of maintenance and operation as hereinabove provided, together with interest on such advances for improvements at the rate of seven (7%) per cent per annum.

After the lessees shall have been reimbursed for such advances with interest as stated, the net income or rentals remaining after payment of the fixed rental, the taxes, assessments and costs of maintenance and operation shall be divided and paid one-half to the lessor and one-half to the lessees.

Such division shall be made quarterly and the lessees shall pay to the lessor quarterly the amounts thus ascertained to be due him.

The lessees shall keep accurate records and books of account on which they shall enter the costs of all buildings and structures, which may from time to time be erected upon said premises and of all expenses in connection with said premises and of all disbursements of every kind made by them and of all income, rents and receipts coming into their hands.

All such books and records shall, at all times, be open to the inspection of the lessor, his agents or attorneys. At the termination of this lease all buildings and structures erected upon said premises by the lessees shall belong to the Lessor, not including however, any fixtures placed upon said premises by and belonging to sub-lessees.

In case of loss by fire, the moneys realized from the insurance shall be applied towards restoring the damaged buildings unless otherwise agreed upon by the lessor and the lessees.

It is understood that this lease is subject to confirmation by the Court of Common Pleas in some suit to be instituted in which all possible parties in interest shall be joined to the end that the lease shall be valid for the entire period hereinabove provided.

The lessor agrees to take steps with all convenient speed to secure such confirmation.

Executed this 10th., day of November, 1924.

(Next page)

In presence of:
Elizabeth E. Beaty
A.G. Gower.

W.C. Cleveland -
Lessor.
W.D. Parrish -
T.C. Gower -
Lessees.

State of South Carolina,
County of Greenville.

Personally appeared before me Elizabeth E. Beaty and made oath that he saw the within named W.C. Cleveland, as Lessor and W.D. Parrish and T.C. Gower, as lessees, sign, seal and as their act and deed deliver the within written Agreement, and that she with A.G. Gower witnessed the execution thereof.

Sworn to before me this 10th,
day of November, 1924.

Elizabeth E. Beaty

A.G. Gower (L.S.)

Notary Public for S.C.

Recorded February 17th., 1925.

END OF DOC.