

State of South Carolina,)
County of Greenville.) Lease.

This Agreement made and entered into this 19th, day of March 1925, by and between B. Perry-Edwards of Greenville, South Carolina, lessor, and C. R. Johnson and L. A. Cochran, partners in trade under the name and style of Johnson & Cochran, of Greenville, South Carolina, lessees.

V-I-T-N-E-R-S-I-E-T-H:

In consideration of the payments made and to be made by the lessees as hereinafter provided, and of the covenants by the lessees hereinafter set forth, the lessor does hereby lease and demise unto the lessees:-

All that certain lot or parcel of land situate, lying and being in Chick Springs Township, County and State aforesaid, between the concrete road and the right-of-way of Southern Railway, described as follows:-

Beginning at a stake in the edge of the concrete road, center of a stone roadway; thence N. 55-50 W. 345.6 feet, more or less, to stake in edge of railroad right-of-way; thence with railroad right-of-way, approximately S. 33 W. 502 feet to stake in edge of roadway; thence S. 56-35 E. 349.7 feet to stake in edge of concrete road; thence with edge of concrete road N. 33 E. 509.9 feet to the beginning corner.

To have and to hold unto said lessees for and during the term beginning March 19th, 1925 and ending March 18th, 1930.

In consideration of the premises, the lessees do hereby covenant and agree that they will pay unto the lessor a rental of Three hundred (\$300.00) Dollars per year, payable semi-annually in advance, on the 19th, day of March and September in each and every year for and during the term of this lease.

The lessees do hereby covenant and agree with the lessor that they will not assign this lease nor sublet said premises, nor any part thereof, without the written consent of the lessor.

The lessees further agree that they will keep open the stone roadway as now laid down, for the use of themselves and the lessor and his assigns.

The lessor covenants and agrees with the lessees that they may lay across other lands of the lessor, water pipes into and over the premises herein leased, and that they may also erect upon and over the lands of the lessor, a power line into, upon and over the leased premises, with full right to enter upon the lands of the lessor whenever necessary for the purpose of repairing and renewing either the said water pipes or the said power line. Provided, further, that in case the lands of the lessor should be subdivided into small lots and streets should be constructed through the same, then and in such case the right is reserved to move said power line so as to make it conform as nearly as practicable to the streets, such change of location of power line to be made by lessees, or at their expense, within a reasonable time. And the said lessees, their heirs and assigns, on their part, do hereby agree that the lessor, his heirs and assigns, shall be permitted the right to tap the said water pipe at any convenient points upon his said land so as to procure water therefrom.

And the lessees covenant and agree with the lessor, his heirs and assigns, that he or they shall be entitled, under the rules and regulations prescribed by Water Commission for the City of Greenville, to make connection with the water mains or pipes to be laid by the lessees, paying to the said Water Commission or Company such charges as may be made, and they further -
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agree that the lessor, his heirs and assigns, shall be entitled, under such rules and regulations as may be prescribed by the Southern Power Company, to make connection with the power line to be erected upon said leased premises, and to use the current, paying to the Power Company such charges as may be made.

Provided, however, that such connection with the water pipe lines and power line shall not in any way interfere with the use by the lessees of said water or power lines, or reduce their water or power pressure.

It is further covenanted and agreed by and between the parties hereto that the lessor shall have the full right and privilege of using in common with the lessees, the side-track which the Southern Railway is going to put in on or near the leased premises.

The lessor covenants and agrees with the lessees that they shall have the privilege, at the expiration of this lease, to purchase the leased premises, subject to the reservations in regard to the roadways, use of side-track, and water and light privileges, for the sum of Six Thousand (\$6,000.00) Dollars cash, to be paid to the Lessor on March 18th, 1930, and that in the event the lessees do not desire to purchase said leased premises, the lessor hereby gives to them the preference of a new lease for such time and upon such terms and rents as the lessor may deem reasonable, provided, that notice in writing be given the lessor by the lessees sixty (60) days prior to the expiration of this lease, stating whether or not they intend to purchase or ask for renewal of the lease.

It is further covenanted and agreed by and between the parties hereto that the lessees, upon the expiration of this lease, or any renewal thereof, shall have the right to remove any buildings or structures which they shall have erected during the life of this lease, and that all buildings now on the property are to be taken care of and returned to the lessor in as good condition as they now are, reasonable tear and wear and destruction or damages by the elements excepted. Further, that the lessees shall forthwith cause to be insured all buildings now located upon said leased premises, or any buildings which may hereafter be erected thereon, in some reputable company against loss or damage by fire, specifically stating in said policies of fire insurance that the same are for the benefit of the lessees and the lessor as their interest may appear.

In the event of the bankruptcy of the lessees, or in the event they should be placed in the hands of a receiver, or should make assignment for the benefit of creditors, the lessor may at his option declare this lease immediately terminated and may take immediate possession of the premises.

Should the lessees fail to pay any installment of rent within ten (10) days after the same shall become due, or fail to perform any of the covenants or agreements herein contained, the lessor may, at his option, either declare the rental for the entire term immediately due and payable, and proceed to collect the same, or he may declare this lease terminated and take immediate possession of the premises, collecting the rents up to the retaking of such possession.

In witness whereof, the parties hereto have hereunto set their hands and seals this the day and year first above written.

B. Perry Edwards (L.S.)
Lessor.

In the presence of:

L. A. Cochran (L.S.)
C. R. Johnson (L.S.)
Lessees.

A. G. Hart

Eunice Dodd

(Over)