

State of South Carolina,
County of Greenville.

L-E-A-S-E.

This instrument made and entered into this 7th, day of July, 1926, by and between Annie C. Griffin of Greenville, South Carolina, lessor, and Provence-Peace Printing Company, Inc., a corporation created and existing under the laws of the State of South Carolina, lessee.

W-I-T-N-E-S-S-E-T-H :-

In consideration of the payment made and to be made by the lessee as hereinafter provided and of the covenants by the lessee, hereinafter set forth, the lessor does hereby lease and demise unto the lessee all of that certain lot of land situate on the East side of South Main Street, in the City of Greenville, South Carolina, known as No. 309-11 South Main Street,

To have and to hold unto the lessee for and during the term beginning June 1st, 1928 and ending May 31st, 1936, for the use and purpose of operating thereon a printing establishment.

In consideration of the premises the lessee does hereby covenant and agree that it will pay unto the lessor a rental of Three hundred (\$300.00) Dollars per month for each month during the period from June 1st, 1928 through May 31st, 1931; and a rental of Three hundred seventy (\$370.00) Dollars per month for each month during the period from June 1st, 1931 through May 31st, 1936; said rent to be paid monthly on the last day of each and every calendar month, for and during the term of this lease.

It is mutually agreed that the lessee, at the expiration of this lease, shall have the option and privilege of renewing said lease for an additional five year period at the monthly rental of Four hundred twentyfive (\$425.00) Dollars per month, payable as aforesaid, provided that the lessee give notice of its intention to further extend said term, in writing unto the lessor sixty days prior to the expiration of the term of this lease - that is to say May 31st, 1936.

It is agreed that if any rent shall be due and unpaid, or if default be made in any of the covenants herein contained, the rent for the whole unexpired term of the lease shall at once become due, payable and distrainable, the lessee shall upon three days' notice, vacate the leased premises, and the lessor may re-enter and take possession.

The said premises and appurtenances, including electric light fixtures, locks, keys, and other fastenings and fixtures, are delivered in good order and the lessee obligates itself to keep the same in like good order during the term of this lease and to comply with all city ordinances at its own cost.

The lessor shall not be responsible for any repairs not caused by its fault or negligence, except such as may be needed to the roof, or render necessary by fire or other casualty; nor for damage caused by leaks, except in case of positive neglect to have the repairs made within a reasonable time, after receiving from the lessee written notice of such leaks and damage being caused thereby.

If, during the term of the said lease, the demised premises shall be destroyed by fire, the elements or any other cause, or if they be so injured that they cannot be repaired with reasonable diligence, then this lease shall cease and become null and void from the time of such damage and destruction, and the lessee shall immediately surrender the premises to the lessor and shall pay rent only to the time of such surrender; but if the-

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premises shall be repairable, then the lessor may repair the same with all reasonable speed and the rent shall cease until such repairs shall be completed, provided, however, that this lease shall continue of full force and effect, except as to the payment of rent; and provided further that in case any portion of the said premises shall in the period of such repairs be fit for the purpose for which these premises are demised, then the rent shall be equitably apportioned and paid for the part so fit for occupancy.

In the event of the bankruptcy of the lessee, or in the event that it should be placed in the hands of a receiver, or should make an assignment for the benefit of creditors, the lessor may at her option declare this lease immediately terminated and may take possession of the premises. The lessee binds itself to make no alteration to said premises, to put nothing therein, nor commit any act, which would forfeit the insurance or increase the rate; to make no sublease, nor transfer said lease in whole or in part, nor use the premises for any other purpose than operating said establishment, without the written consent of the lessor; and, at the end of this lease, to return, without further notice, possession of said premises and appurtenances by actual delivery of the keys to the lessor, in like good order as received, the usual decay and wear and tear only excepted.

And should the lessee in any manner violate any of the terms or conditions of this lease, or any of the rules and regulations appearing at the end of the lease and made part, the lessor hereby expressly reserves to herself the right of cancelling said lease, the lessee hereby assenting thereto and expressly waiving the legal notice to vacate the premises.

In the event that the lessee vacate the premises or do anything that threatens the collection of lessor's rent or endangers lessor's lien and privilege, lessor may, at her option, without consent of lessee, enter said premises and lease or rent the same for account of the lessee. The lessor hereby also reserves to herself the right to post and keep posted on the premises a card or cards "For Rent" during the sixty days preceding the expiration of this lease, and the lessee will during that time allow parties to visit the property when properly authorized by the lessor.

The rules and regulations, in regard to the said building, printed at the end of this lease, and all further rules and regulations, as therein referred to, shall constitute a part of this agreement, and as such shall during the term of this lease, be in all things observed and performed by the said lessee, and by its clerks, servants and agents.

The lessor will furnish heat for the said building, free of cost. No tenant shall use any other method of heating than that provided for in the lease, without the special agreement of the lessor endorsed hereon.

It is understood that the lessee will provide and pay for water and light used in said building. In witness whereof, the said lessor has hereunto set her hand and seal, and the lessee has caused this instrument to be signed by its duly authorized officers and sealed with its corporate seal this the day and year first above written.

In the Presence of.

A.T. Mitchell
Estelle Mullikin.

Annie C. Griffin
Lessor.

Provence-Peace Printing Company Inc. (L.P.)
Lessee
By Herbert H. Provence, Pres.
And H.W. Provence, Treas.



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