

State of South Carolina
County of Summerville

An agreement made and entered into by and between J. P. Few, W. C. Few and Ellie Few, devisees under the Will of B. F. Few deceased, parties of the first part, and Vernon S. Duncan and Lloyd C. Hunt, a co-partnership under the name and style of The Luce Exchange, Parties of the second part, witnesses as follows:

1. That in consideration of the monthly rental and other stipulations herein after set forth to be performed upon the part of the parties of the second part, the said parties of the first part do hereby lease and let unto the said parties of the second part, beginning from the date of completion of the building and the tender of possession thereof, the premises described as follows, with the buildings and other improvements thereon, and for a period of two years from the date of completion and tender of possession of the new building to be, and now being erected, upon the following described property:

(All that lot of land, with the buildings thereon situate in the city of Summerville, State and County of South Carolina on the West side of North Main Street, beginning at a point one hundred eight (108) feet from the intersection of said North Main Street with Emma Street, and run back along a line of the proposed hotel property and site one hundred (100) feet in a westerly direction; thence at about right angles forty (40) feet to a point; thence at about right angles one hundred (100) feet to North Main Street; thence along this street in a southerly direction forty (40) feet to the beginning corner; The building to be erected thereon and hereby leased is to be a one story brick building with cement floor, under shed at front and also under store room and other inside parts; Outside to be cement plaster and painted white; inside walls to be plastered and painted white; a cupola to be on the top of the front shed as shown by plans, with two supporting columns to the front shed corresponding in material and color to the balance of the building, plastered on outside of brick; total building to be forty (40) feet wide and twenty (20) feet deep, facing North Main Street, and in design, appearance and appointments when completed to be substantially similar to the H. C. Hawley building in Summerville, S.C.

next Page

and according to plans attached to the Original Recd of a part of this agreement.

2. Parties of the second part agree to pay as rental for the said lot and buildings to be erected thereon the sum of Twenty (\$20.00) Dollars per month, beginning from date of occupancy of the new building, for a period of two years from said date; with the privilege of renewing this lease for such time and upon such terms as may be agreed upon by the parties hereto at that time. The rental herein specified to be paid at the expiration of each month from the beginning of occupation hereunder.

3. Parties of the second part agree to surrender possession of the said premises at the expiration of the term herein fixed, or any extension thereof in the same condition as when received by them, ordinary wear and tear and usage thereof excepted; it is also understood and agreed by and between the parties hereto that the destruction of, or material damage to the building and premises by fire or other casualty, will of the option of either party hereto immediately terminate and end this contract.

4. Parties of the second part are not to be liable for any damage not caused by the negligence or carelessness of the said partnership, or any of its members, servants, agents or employees.

5. It is also understood that upon the failure of the second parties to well and faithfully perform any and all the conditions and covenants herein specified upon their part, the parties of the first part may end and terminate this agreement and take possession of the premises without prejudice to any of their legal rights as to collection of rents or other due.

6. The Parties of the first part agree to have erected and completed the building as per plans hereto attached as a part hereof, within a reasonable time, and which building is to have drive-way, wash rack, and such usual appurtenances incident to the business to be carried on therein, according to said plans; and until the completion of the new building the parties of the second part are to occupy the present location occupied by them.

7. Parties of the second part are to pay for their own lights and water and for any repairs made necessary by the neglect or carelessness or fault of the second parties, their agents, servants or employees.

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