

- Lease -

State of South Carolina
County of Greenville

This Indenture made at Greenville in the County and State aforesaid, by and between L. M. McBee, Lessor and L. A. Grace, Lessee.

Witnesseth:

That the said Lessor has granted and leased and by these presents does grant and lease unto the said Lessee that certain store-rooms on northwest corner of Laurens and Coffee Streets in the City of Greenville in the County and State aforesaid, being no. 101 N. Laurens Street according to the enumeration of said City, and under Hotel Virginia and being about twenty-two feet by fifty-eight feet (22' x 58') with all the appurtenances thereto belonging.

To Have and To Hold the said premises unto the said Lessee, his heirs and assigns, for the full term of three years, commencing on November 27, 1929, and ending on November 27, 1932, yielding and paying at the rate of Two Thousand & Forty (\$2,040.00) Dollars per annum, payable in monthly installments of One Hundred Seventy (\$170.00) Dollars each, beginning on the 27th day of Dec and on the 27th day of each successive month thereafter during the continuance of this lease. The Lessee shall at the expiration of this lease have option or privilege of continuing this lease for an additional two years at same rental, by giving notice to the Lessor of his intentions at least ninety days prior to termination of within three years term.

And the Lessee for and in consideration of the above letter premises, doth covenant and agree to pay to the said Lessor the above stipulated rent, in the manner herein required. The destruction of the premises by fire or by any other casualty shall terminate this lease.

And it is mutually understood that the Lessee shall make no repairs at the expense of the Lessor and any alterations or improvements desired by the Lessee are at his own cost and must be done under the written sanction of the Lessor, and all such alterations or improvements must be surrendered

- Next Page -

to the Lessor upon the Lessee's removal. The Lessee shall make good all breakage of glass and all other injuries done to the premises during his tenancy, excepting such as are produced by natural decay and unavoidable accidents.

And it is further stipulated and understood by the parties to these presents, that if one month's rent shall be at any time in arrears and unpaid, the Lessor shall have the right to annul and terminate this lease, and it shall be lawful for him to re-enter and forthwith re-possess all and singular the above granted and leased premises.

And it is further understood and agreed by the parties to these presents that the said Lessee may place in said building such fixtures as they may deem necessary for their business, and at the expiration of this lease the said Lessee shall have the right to remove from said store-rooms all such fixtures, belonging, counters, etc., as they may have placed and have previously placed under former leases, in said store-rooms, the same to be removed within a reasonable time.

And it is mutually understood by and between the parties to these presents, that the said Lessee shall not have the right to assign this lease, or to sublet the said premises without the written consent of the Lessor.

In Witness Whereof, the parties do hereunto set their hands and seals in duplicate, this the 9th day of Nov. 1929.

In the presence of
Geo. H. Reid
W. B. Thomason

L. M. McBee (L.S.)
L. A. Grace (L.S.)

State of South Carolina
County of Greenville

Personally appeared before me W. B. Thomason who being duly sworn says that he saw the within named L. M. McBee as Lessor and L. A. Grace, Lessee sign the foregoing written instrument for the purposes therein mentioned, and that he with Geo. H. Reid witnessed the execution thereof.

Sworn to before me this the 4 day of Jan'y, 1930. W. B. Thomason
Notary Public, S. C.

Recorded January 4th, 1930 at 3:30 P.M.

END OF DOC.