

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

## LEASE AGREEMENT.

This Agreement entered into this 18th day of January 1930 between J. C. Cunningham and R. D. Dobson, hereinafter called parties of the first part; and E. C. Frierson, E. O. Frierson and D. M. Frierson, hereinafter called parties of the second part, in the manner following:-

Parties of the first part for the considerations hereinafter named and the sum of one dollar, the receipt whereof is hereby acknowledged by parties of the second part, hereby lease unto parties of the second part the following described premises:

All the first floor and all the second floor, except that portion of the second floor leased to Dr. P. J. Johnston, of the brick building located at the intersection of Trade and Randall Streets, in the town of Greer, the said building being on the north side of Randall Street and on the east side of Trade Street, being the corner store room basement and a portion of the second story office room of the new Cunningham & Dobson Building.

To Have And To Hold unto parties of the second part for a period of five years, at a monthly rental of One Hundred and Forty-two Dollars per month (\$142.00) payable monthly, beginning March 24th, 1930 and ending March 24th, 1935 with the proviso that parties of the second part shall have the option of continuing this lease for an additional period of five years at its expiration at a rental not to exceed ten per cent (10%) increase above the said sum of \$142.00 per month.

It is agreed that the parties of the second part will pay the rental in the manner herein provided; and that they will surrender the premises at the expiration of this lease in as good condition as when received, reasonable wear, ordinary accident and casualty excepted.

It is agreed that in event parties of the first part desire to sell the premises described herein during the life of this lease or its extension parties of the second part shall have the refusal of the same.

It is agreed that parties of the first part shall have installed separate light meters for the second floor occupants of the said premises.

It is agreed that parties of the second part shall not sublet the said premises without the written consent of parties of the first part; that parties of the second part are to furnish heat for all the premises described herein, and the offices leased to Dr. P. J. Johnston; and that they will keep the covenants of this lease according to their true intent and meaning; and that in event of their failure so to do parties of the first part may re-enter and take possession of the premises.

It is agreed that parties of the second part will within the period of this lease repaint the interior of the first floor of the above described premises, if this is deemed necessary by the parties hereto.

Witness our hands and seals the date first above written.

Cunningham and Dobson (L.S.)

BY: J. C. Cunningham (L.S.)

Parties of First Part.

In Presence of-

R. B. Campbell

A. H. Miller

Edward C. Frierson (L.S.)

Ethan C. Frierson (L.S.)

D. M. Frierson (L.S.)

Parties of the Second Part.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Personally appears before me R. B. Campbell who being sworn says that he saw the within named parties sign, seal and as their acts and deed execute the above lease, and that he with A. H. Miller witness the execution thereof.

Sworn to before me,  
January 14th 1930

R. B. Campbell

A. H. Miller (L.S.)

N.P.S.C.

S. C. Stamps \$3.36

Recorded this the 21th day of February 1930 at 10:50 A. M.

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