

State of South Carolina,

County of Greenville

L E A S E

The Liberty Life Insurance Company, lessor, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto The Pickwick, lessee, for the following use, viz; maintaining a drug store, the brick store-room located at #59 Augusta Street, in the City of Greenville, South Carolina, being the corner room in the brick building located on corner of Augusta Street and University Street, for the term of seventeen and one-half (17½) months, beginning November 15th, 1933, and ending April 30th, 1935; and the said lessee in consideration of the use of said premises for the said term promises to pay the lessor as follows: \$55.00 per month for the period November 15th, 1933, to January 31st, 1934; \$42.50 per month for the period February 1st, 1934 to April 30th, 1934, \$50.00 per month for the period May 1st, 1934 to April 30th, 1935, payable monthly in advance on the 15th day of each month.

The lessee hereby agree to take the premises just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to be the lessor before being erected.

To Have and to Hold the said premises unto the said lessee The Pickwick, its successors or assigns, for the said term. The destruction of the premises by fire or making it unfit for occupancy or other casualty, or the failure by the lessee to pay the stipulated rental within ten days from the due date thereof; shall terminate this lease, if the lessor so desires. This lease may be terminated by the lessee upon thirty days written notice to the lessor. At the expiration of this lease, or upon termination of lease as herein provided the lessee agree to vacate the premises immediately, and the lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agrees to make no repairs, improvements, or alterations, in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 7th day of November, 1933.

Witness: Robert R. Scales, Jr.

Florence Strusiner,

Witness: Robert R. Scales, Jr.

Florence Strusiner.

The Liberty Life Insurance Company,  
Lessor (SEAL)

BY: Wm. P. Anderson, Asst. Treas.  
The Pickwick

Lessee

BY: Robert M. Prince.

State of South Carolina,

County of Greenville.

Personally, comes Florence Strusiner, and makes oath that he saw the within named The Liberty Life Insurance Co., by its Asst. Treas. Wm. P. Anderson, sign, and seal the within written instrument, and that she with Robert R. Scales, Jr. witnessed the execution thereof.

Sworn to before me this 7th day of November, 1933.

Robert R. Scales, Jr. (L. S.)

Florence Strusiner.

Notary Public for S. C.

State of South Carolina,

County of Greenville.

Personally, comes Florence Strusiner and makes oath that he saw the within named The Pickwick, by its \_\_\_\_\_ Robert M. Prince sign and seal the within written instrument, and that she with Robert R. Scales, Jr. witnessed the execution thereof. Sworn to before me this 7th day of November, 1933.

Robert R. Scales, Jr. (L. S.)

Notary Public for S. C.

S. C. Stamps \$0.36

Recorded this the 21st day of November, 1933, at 2:20 P. M.