

State of South Carolina,
County of Greenville.

LEASE

This Agreement was entered into this 29th day of March, 1934, by and between Ethel Fay Ford, Lessor, and George M. Keightley, hereinafter referred to as Lessee.

WITNESSETH:

In consideration of the payments made and to be made by the Lessee as hereinafter provided, and of the covenants by the Lessee hereafter set forth, the Lessor does hereby lease and demise unto the Lessee all that property situate on the North side of the Airport Road, upon which is situate a brick hanger more particularly described as follows:-

Beginning at a point on line of property of H. C. Harvley, approximately 275 feet North from the North side of the Airport Road, also corner of lot this day leased by the Lessor hereinto T. H. Cunningham, and running thence with line of Harvley, N. 12-20 E. approximately 267 feet to corner Harvley property; thence N. 89-15 E. 132 feet to an iron pin; thence S. 88-00 E. 82.5 feet to an iron pin in line of property of Greenville Airport; thence with said property S. 11-45 W. approximately 325 feet to a point; thence in a Westerly direction in a straight line to the point of beginning together with the right during the term of this lease to use the passageway over and across the premises this day demised to T. H. Cunningham to be used in going to and from said premises to the Airport Road.

To Have and to hold unto the Lessee for and during the term of three years commencing on April 1, 1934, and ending on March 31, 1937, reserving and paying unto the Lessor the rental hereinafter provided.

The Lessee covenants and agrees to pay therefor unto the Lessor the sum of Twenty-Five (\$25.00) Dollars monthly for the twelve months period beginning April 1, 1934, and the sum of Forty (\$40.00) Dollars per month for the twelve months period beginning April 1st, 1935, and the sum of Fifty (\$50.00) Dollars per month for the twelve months period beginning April 1, 1936, said payments to be made monthly in advance, beginning on the 1st, day of April, 1934, and to continue during the entire term of this lease.

The Lessor agrees that the Lessee shall have the right to use water from the well on the premises of the Lessor, which has this day been leased to T. H. Cunningham, it being distinctly understood that this right is to be enjoyed jointly with the said T. H. Cunningham, and in the event the water supply which is pumped from the well on the premises demised to T. H. Cunningham should become exhausted or diminished by reason of draught or other causes beyond the control of the parties, then the Lessee herein obligates and binds himself to restrict his use of said water to the extent that a proportionate part of said water available shall be shared with the said T. H. Cunningham.

It is distinctly understood that the Lessor does not guarantee to furnish water to the said Lessee, but is leasing only the right to use the water from the said well jointly with T. H. Cunningham.

The Lessor hereby expressly reserves the southern half of the office located in the southeast corner of said hanger, which is the space constituting a floor space of 20 x 15 feet, together with the right to lease said office space herein reserved to the United States Government or any agency thereof, at any time during the term of this lease, but agrees that she will not lease said space to any other person or corporation during said period.

It is further understood and agreed by the parties hereto that the said building on the premises hereby demised shall at all times be kept insured against loss by fire for an amount not exceeding Three Thousand (\$3,000.00) Dollars, said insurance to be carried in the name of the Lessor and the cost of same to be shared equally by the parties hereto.

The Lessee agrees to accept the building in its present condition and to make good all breakage of glass and injuries done to the premises during the term herein demised, except as are produced by natural decay and unavoidable accidents, and agrees further that no alterations in the premises shall be made without first obtaining the written consent of the Lessor.