

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

L E A S E.

This Indenture made and entered into this 16th day of March, 1937, by and between T. C. Gower and Nell G. Parrish, individually and as Executrix of the Will of W. D. Parrish, deceased, of Greenville, S. C., Lessors, and H. L. Chandler, of Greenville, S. C. Lessee,

W i t n e s s e t h;

In consideration of the payment made and to be made by the Lessee, as hereinafter provided, and of the covenants by the Lessee hereinafter set forth, the Lessors do hereby lease and demise unto the Lessee:

All that certain storeroom on the East side of North Main Street in the block between Coffee and Washington Streets in Greenville, South Carolina, known as No. 18 North Main Street now occupied by the Lessee herein, fronting on North Main Street 33 feet 5 inches and running back to the west face of the rear wall of said building.

The Lessors reserve the right, at any time during the term of this lease, to move the brick wall on the rear of the demised premises, not more than two feet west of its present location. In the event the Lessors shall exercise this right, it is understood that the said wall will be moved, in so far as it is possible to do so, without interrupting the occupancy of the Lessee.

Together with all appurtenances and the sole uninterrupted occupation thereof for the term of three years and nine months to commence on the 1st day of June, 1938, and to end on the twenty-eighth day of February, 1942.

To Have and to hold the aforesaid premises unto the said H. L. Chandler, his heirs and assigns, for the said period of time (three years and nine months) upon the following terms and conditions:-

The Lessee shall pay to the Lessors, as, in and for the rent thereof a monthly rental of Five Hundred (\$500.00) Dollars per month to be paid monthly in advance on the first day of each and every month commencing June 1, 1938, and to continue thereafter during the entire period of this lease.

The Lessors covenant and agree that during the continuance of this lease they will make the necessary repairs to the roof.

The Lessee covenants that during the life of this lease he will make all necessary repairs to the buildings upon the aforesaid premises, keep the plate glass fronts insured and pay for all gas, lights and water that he may use.

The Lessee covenants and agrees that he will not assign this lease nor sublet said premises, or any part thereof, without the written consent of the Lessors, and the Lessee covenants and agrees with the Lessors that he will not use, nor permit said premises to be used, for any unlawful purpose, nor permit thereon anything which may be or become a nuisance, and he will not do, nor permit to be done, on said premises anything which may render void or voidable any policy for the insurance of said premises against fire, nor which may render any increase or extra premium payable for such insurance as hereinbefore provided; and that during the term of this lease he will make, at his own expense, all necessary repairs, save and except those hereinbefore provided to be made by the Lessors, and that at the expiration of the term of this lease he will deliver up said premises in as good and the same condition as they shall have been in at the beginning of the term, reasonable wear and tear along excepted.

Should the buildings on said premises be destroyed by fire or damaged by fire to the extent, or more than, of a seventy-five (75%) per cent total loss, the Lessors may restore said building in substantially the same condition as before the fire within a reasonable time, and the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall have been restored by the Lessors, or in the event either of the parties to this lease desire to cancel same, then, in such event, they shall give to the other party thirty (30) days written notice immediately after the destruction of the building by fire, or the damage by fire as hereinbefore specified, and in such event at the expiration of thirty (30) days this lease shall cease, determine and become utterly null and void and of non effect.

In the event of the bankruptcy of the Lessee, or in the event that he should be placed in the hands of a receiver or should make an assignment for the benefit of creditors, the Lessors, may, at their option, declare this lease immediately terminated, and may take possession of the premises.

Should the Lessee fail to pay any instalment of the rent within thirty days after the same shall become due, or fail to perform any of the covenants and agreements herein contained, the Lessors may, at their option, either declare the rental for the entire term immediately due and payable and proceed to collect the same, or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

The Lessors covenant and agree that the Lessee shall have the right to use, free of charge, the Alberta J. Hobbs lot in the rear of the leased premises, until such time as the Lessors may improve or lease said property, and the Lessee agrees to surrender same unto the Lessors on one days notice.

*See Page 4 in this Book.*