

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS INDENTURE made and entered into by and between E. M. Pendleton, hereinafter referred to as the Lessor and Campbells's Pharmacy, a corporation, hereinafter referred to as the Lessee, on this the 12th day of July, 1943.

WITNESSETH

That in and for the consideration hereinafter expressed the said Lessor does hereby 1st, lease and demise unto the Lessee that certain one-story brick building situate just outside the City Limits of the City of Greenville, South Carolina on the East side of the Augusta Road known and designated as No. 1501 Augusta Road and being the same building now occupied by said Campbell's Pharmacy. Said demise and lease to commence on the first day of July, 1943, and end on the 30th day of June, 1945.

It is understood and agreed that the Lessee shall have the full right to use the rear and front portion of the lot upon which said building is situated for the purpose of ingress and egress, and for such other purposes as may be incidental to, and connected with the business operated by the Lessee.

In consideration for said demise the Lessee does hereby agree to pay as rent therefor the sum of Seventy-Five (\$75) Dollars per month during the continuance of this lease, the said first Seventy-Five Dollar monthly payment to be made on or before the tenth day of August, 1943, and Seventy-Five dollars on or before the tenth day of each succeeding month thereafter.

It is understood and agreed that in the event the Lessee should become in arrears with the payment of rent for a period of one month that the Lessor shall have the option of cancelling said lease.

As a part of the consideration herein, the Lessor, his Heirs, executors, administrators or assigns do hereby covenant and agree, that during the continuance of this lease, that no other business of selling drugs, drinks, cigars and etc. incidental or commonly sold in a drug business, shall be operated or allowed to be operated upon any of the property owned by the Lessor herein, adjacent or adjoining the property herein leased.

It is also understood and agreed that the Lessee herein will make good any breakage done to said premises occasioned by, or as a result of any negligence on the part of the officers, agents, employees or servants of said Lessee and the Lessor will quit and surrender said premises upon the expiration of the lease in as good condition as at present, natural wear and decay excepted.

It is further understood and agreed that the Lessor or his heirs, executors, administrators or assigns do hereby covenant and agree to maintain and keep in good repair the walls and roof on said demised building and keep the same in such condition as to prevent any damages or injuries to Lessee's goods or business that may be occasioned by leaks or other damage by weather.

In Witness whereof the said parties have hereunto set their hands and seals at the City of Greenville, State of South Carolina upon the day and year last above set forth.

In the presence of:

Robert V. Benston
Jas. R. Grubb

E. M. Pendleton L. S.
Lessor

Campbell Phcy. L. S.
Gilbert Campbell,

Pres.
Lessee

State of South Carolina,
County of Greenville.

Personally appeared before me Robert V. Benston who being first duly sworn says that he saw the within named E. M. Pendleton as Lessor and Campbell's Pharmacy by Gilbert Campbell, President and Treasurer, Lessee, sign, seal, and as their act and deed, deliver the foregoing written Lease for the uses and purposes therein mentioned, and that he with Jas. R. Grubb witnessed the execution thereof.

Sworn to before me this 12 day of July, 1943.

Robert V. Benston.

H. L. Dawes L. S.

N. P. for South Carolina.



S. C. Stamps 72¢

Recorded August 31st, 1943 at 12 M. #8444 BY:E.G.