

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

L E A S E

THIS AGREEMENT entered into this August 1st, 1944, by and between Mrs. S. C. Calder of Greenville, S. C., hereinafter called the Lessor, and Attaway-Easterlin-Sprouse, Inc. of Greenville, S. C., hereinafter called the Lessee, WITNESSETH:

1. The Lessor agrees to and does hereby rent unto the Lessee the lot of land hereinafter described for the term of two years beginning August 1st, 1944, and ending July 31, 1946.

2. The Lessee agrees to pay to the Lessor as rental for said term for said premises the sum of \$18.00 per month, payable at the end of each and every month.

3. The lot of land covered by this lease is briefly described as follows:
A vacant lot of land in the County and State aforesaid in Ward 3 of the City of Greenville, S. C. on the North side of West McBee Avenue, having a frontage thereon of 23.4 feet, and running back in parallel lines to a depth of 200.3 feet. Being bounded on the West by lot owned by Mrs. Wilton H. Earle, on the South by West McBee Avenue, on the East by property of Provence-Jarrard Co., and on the North by property of Norwood and others.

4. Further, if the Lessor has an acceptable offer from a prospective purchaser for said lot of land during the term of this lease, which offer is in writing and is a bona fide offer to purchase, the Lessee herein shall be given the refusal of said property at said offered price, if the Lessee desires to purchase the same at said sum, and the Lessee shall be given ten days within which to accept said offer from the time the original proposal by the prospective purchaser has been shown to the Lessee by the Lessor. The said however to another will not disturb or terminate this lease arrangement between the Lessor and Lessee until the expiration date thereof.

5. At the end of the term the Lessee shall have the right to remove from said premises any structures or improvements placed thereon during its occupancy of the premises, and the Lessee shall deliver possession of said lot at the end of said term to the Lessor, her heirs and assigns.

To the faithful performance of the terms and provisions of the foregoing Lease the said parties do hereby respectively bind themselves, their successors, heirs, administrators, executors and assigns.

IN WITNESS WHEREOF, the said Lessor and Lessee have hereunto set their respective Hands and Seals on two duplicate copies hereof this the day and year first above written.

In the presence of:
M. A. Green
F. C. White
M. A. Green
F. C. White

Mrs. S. C. Calder (L. S.)
LESSOR
ATTAWAY-EASTERLIN-SPROUSE, INC.
(L.S.)
BY: J. B. Easterlin, President
LESSEE.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me F. C. White, and made oath that he saw the within named Mrs. S. C. Calder sign, seal and as her act and deed deliver the within Lease as Lessor, and that he with M. A. Green witnessed the execution thereof.

Sworn to before me this 2nd.
day of August, 1944.

F. C. White.

Annie Lou W. Barbrey (L. S.)
Notary Public for S. C.



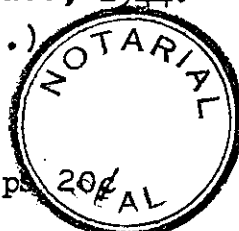
STATE OF SOUTH CAROLINA,
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Personally appeared before me M. A. Green and made oath that he saw J. B. Easterlin as President of Attaway-Easterlin-Sprouse, Inc., a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within Lease as Lessee, and that he with F. C. White witnessed the execution thereof.

Sworn to before me this 2nd day of August, 1944.

M. A. Green.

Annie Lou W. Barbrey (L. S.)
Notary Public for S. C.



S. C. Stamps