

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE AND RENTAL AGREEMENT.

This agreement entered into this the 26th day of May, 1945, between B. B. Waters and the First National Bank of Greenville as Executors of the Will of R. D. Dobson, deceased, J. Lee Cunningham, Ruth C. Paget and Virginia Dobson Dillard, Lessors, and Edward C. Frierson, E. O. Frierson and D. M. Frierson, trading as Frierson Brothers, Lessees, as follows, to-wit:

In consideration of the sum of One Dollar and the agreed monthly rental of One Hundred and Fifty (\$150.00) Dollars, payable monthly, the Lessors herein do hereby lease unto the Lessees herein the building on the corner of Trade and Randall Streets in the Town of Greer, County and State aforesaid, now occupied by the said Lessees, consisting of the basement, store room and second floor office rooms, for a period of Five Years, beginning June 1, 1945, and ending May 31, 1950. The said Lessees shall also have the option and privilege of an extension of this lease for an additional period of Two Years from May 31, 1950, to May 31, 1952, at the same rental price of One Hundred and Fifty (\$150.00) Dollars monthly, provided the said Lessees give written notice 60 days before the expiration of the lease of their intention to exercise the privilege of extension.

The Lessees herein named agree to rent the property described, now occupied by them in the retail drug business and offices on the second floor, for a period of Five Years, beginning June 1, 1945, and ending May 31, 1950, and to pay the monthly rental of One Hundred and Fifty (\$150.00) Dollars to the Lessors or their designated agent, and to vacate the premises at the end of the lease period or at the expiration of the two-year extension period if exercised, and upon surrender of the premises to leave the same in good condition, reasonable wear and damages by accident or casualty beyond the control of the Lessees excepted. The Lessees further agree not to sub-let the said premises without the written consent of the Lessors herein.

The Lessors agree to install a stoker to the furnace in this building within a reasonable time from this date and after one may be purchased. They further agree to repaint the interior walls and ceilings of this building once within the period of this lease, if possible during the year of 1945.

It is further agreed, that this lease may be terminated by either the Lessors or Lessees should the building be destroyed or be damaged beyond reasonable repair by fire or other casualty.

Witness our hands and seals this the day above stated.

Evelyn H. Howell
Vermelle Murphy

Mary Love

H. L. McGlothlin

Witnesses as to J. Lee Cunningham

B. H. Dillard

Colquitt Finley

B. B. Waters

SEAL

THE FIRST NATIONAL BANK OF GREENVILLE

BY: H. J. Wim, Trust Officer,

Executors of the Will of R. D. Dobson.

J. Lee Cunningham

SEAL

Ruth C. Paget

SEAL

Virginia Dobson Dillard

SEAL

LESSORS.

Witness:

Leland W. Crim

Virginia E. Greer

Edward C. Frierson

SEAL

E. O. Frierson

SEAL

D. M. Frierson

SEAL

LESSEES.