

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

THIS INDENTURE made and entered into this the 14th day of June 1946 by and between Greenville Community Hotel Corporation by J. Mason Alexander, Manager, Agents of the first part, hereinafter called the Landlord and Dennis B. Leatherwood and Wesley M. Walker, hereinafter called Tenant:

WITNESSETH

The said Landlord has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord

Two offices that they now occupy in the Poinsett Hotel arcade or that portion of space on the south side of the arcade leading from the lobby to South Main Street, Office Nos. 126 and 128 which space begins at the office wall of Dr. J. F. Shumate and includes the space that has just been vacated by Dr. F. A. Luben, for the term of five years to commence the 1st day of June, 1946, for which he is to pay the sum of One Hundred and Ten Dollars per Month. Lessee agrees to pay in Monthly payments of \$110.00 each on the 1st day of each month.

It is further agreed that the Landlord will provide all sufficient heat, water, toilet facilities and electric current for lights . The Tenant will provide his own janitor service, maintain the premises in proper repair and pay for any inside painting he may have done.

It is further agreed that the aforesaid premises shall be used as Office space and that this lease shall not be assigned nor the premises sublet without the written consent of the said Landlord.

It is further agreed that no signs will be painted on either the outside or inside the walls of any building forming a part of the above premises.

That the Landlord, his representatives, agents, prospective purchasers, prospective lessees, or assigns may from time to time enter for the purpose of viewing and showing said premises, and at any time within 90 days next preceding the expiration of this lease, may affix to some suitable part of the said premises a notice to rent or to sell the same, or any part thereof, and keep the notice affixed without molestation.

It is further agreed that the Tenant at the end of the aforesaid term, or upon a sooner determination of this lease, will quit and surrender the said premises in as good condition as he finds them, damage by ordinary and careful use thereof, and by the elements, excepted, provided, that if the buildings on said premises are so injured or destroyed as to render them unfit for occupancy, then this lease may be terminated by either party hereto.

It is further agreed that if the Tenant fails in business, gets into the hands of a Receiver, goes or is put in Bankruptcy, this lease may be terminated at the opinion of the Landlord.

It is further agreed that any rent coming due and not paid within days after it is due, or if the Tenant violates any other agreement herein, then and in either event, the Landlord may at his option declare this lease at an end, re-enter and take possession of the said premises and remove all persons therefrom without suit or process, the Tenant waiving all notice. That time is of the essence of this indenture.

Upon the Tenant paying the said rent and at the times provided, and keeping and performing all other covenants and agreements on his part, the Landlord hereby covenants that he may have possession for the term aforesaid.

As part of the consideration for this lease, the Lessee expressly covenants, warrants and represents that he is (are) the legal owner of any and all furniture and household goods