

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

LEASE

THIS INDENTURE made this 25th day of March, 1947, by and between Ralph B. Moss, Ralph C. McBride and Samuel B. Evans, Jr., all of Greenville, S. C., doing business as Business Equipment Company, hereinafter referred to as the Tenant, and James H. Johnson, Jr., of Greenville, S. C., hereinafter referred to as the Landlord,

WITNESSETH: That the Landlord does hereby demise and lease unto the Tenant, and the Tenant does hereby hire and take from the Landlord for the term and upon the rentals hereinafter specified, the premises situated in the City of Greenville, State of South Carolina, located at 28 College Street according to the city enumeration.

The term of this demise shall be for three years beginning April 1, 1947, and ending March 31, 1950.

The rent for the demised premises, which the Tenant hereby agrees to pay, shall be at the yearly rate of One Thousand Five Hundred (\$1,500.00) Dollars, the said rental to be payable in advance on the first day of each month, in equal monthly instalments of One Hundred Twenty Five (\$125.00) Dollars per month.

The above letting is upon the following conditions:

1. The Landlord covenants that the Tenant, on paying the said rental and performing the covenants and conditions in this lease contained, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term aforesaid.
2. The Tenant covenants and agrees to use the demised premises only as a business equipment retail and service store for the sale and repair of all types of business machines and equipment and allied lines.
3. The Tenant shall, without any previous demand therefor, pay to the Landlord the said rent at the times and in the manner above provided, and in case of the non-payment of said rent at the times and place above stated, and if the same shall remain in default for ten days after any of said times, or in case the said leased premises shall be deserted or vacated, the Landlord shall have the right to and may enter the same as the agent of said Tenant, either by force or otherwise, without being liable for any prosecution therefor, and to relet the said premises as the agent of the Tenant, and to receive the rent therefor. The Landlord is hereby granted a lien, in addition to any statutory lien or right to distrain that may exist, on all personal property of the Tenant in or upon the demised premises, to secure payment of the rent and performance of the covenants and conditions of this lease; and the Tenant further agrees to pay all attorney's fees and any other expenses incurred by the Landlord in enforcing any of the obligations under this lease, as additional rent.
4. Said premises shall not be let or underlet by the Tenant nor shall this Lease be assigned by him without the written consent of the Landlord endorsed hereon.
5. The Tenant shall keep the interior of said premises in good and sufficient condition and repair, and shall also re-decorate, paint and renovate the demised premises as may be necessary to keep them in proper condition and good appearance. No structural changes shall be made to the building without the written consent of the Landlord. The Tenant shall quit and surrender said premises at the end of said term in as good condition as the reasonable use thereof will permit. The Tenant shall not attach to or place upon the building or the roof thereof any signs without the written approval of the Landlord. The Tenant further agrees to keep said premises and all parts thereof in a clean and sanitary condition and free from trash, inflammable materials and other objectionable matter. The Landlord agrees to keep and maintain in good repair the outside walls of the building, the roof and plate glass windows and doors. The Landlord shall not be responsible for the upkeep of any other portion of the building.
6. The Tenant shall pay all charges for water, gas, electricity and all utilities used in and upon said premises.
7. The Landlord shall have the right to enter the demised premises at reasonable hours in the day or night to examine the same, or to make such repairs, additions and alterations as