

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

3290  
FEB 17 1948  
LEASE

FILED  
GREENVILLE CO. S. C.

VOL 336 PAGE 433

FEB 17 10 38 AM 1948

OLIVE FAIRBANKS

This agreement of Lease made and entered into this Feb 16 day of 1948, between H. E. Taylor (hereinafter referred to as the LESSOR) and HENRY V. DICK & COMPANY, INC., with head offices at Charlotte, N. C. (hereinafter referred to LESSEE).

WITNESSETH

That in consideration of the covenants and agreements herein contained to be performed by the Lessee, the Lessor hereby leases unto Lessee the following described premises, situated in the city of Greenville, State and County aforesaid.

One Store Building located at 301A Green Avenue in Greenville, South Carolina.

To have and to hold unto said Lessee for and during the period beginning March 1, 1948 and ending at midnight on the 31st day of August 1949. For the purpose of conducting thereon a Wholesale Refrigeration Parts Business.

In consideration of the premises, the Lessee agrees during the continuance of this lease to pay the Lessor a rental of sixty-five (65.00) dollars a month, payable monthly in advance, the first payment to be made on or by March 1, 1948, and thereafter the rent to be paid on the first day of each succeeding month as long as this lease runs or any renewal of the same may run.

The Lessee further stipulates and agrees to take good care of the premises, and not to damage by his negligence or allow anyone else to damage said premises or equipment and to make good such damages, if any.

The Lessee covenants and agrees with the Lessor:

- (1) That it will make at its own expense all necessary alterations such as painting or re-arranging of the interior not otherwise provided herein.
- (2) It will not permit the leased premises to be so used as to render it void or voidable any policies of insurance against fire.
- (3) That at the expiration of this lease it will deliver up the premises and fixtures and equipment in as good condition as they shall be at the beginning of said lease, reasonable wear and tear alone excepted.

The lessor covenants and agrees to restore any part of the building, that decays, keep a good roof on the building, and to keep the building in good repair where damages occasioned by general wear and tear.

It is further stipulated and agreed between the lessor and lessee that at the expiration of this lease the lessee may remove any of his equipment or appliances on said premises, that he has placed there.

It is further agreed that upon failure on the part of the lessee to pay the rent as it becomes due within ten (10) days from the time same is due, the lessor shall have the right at his option to declare the lease void and may repossess the premises.

It is also agreed that the lessee shall not sub-lease this property except by written consent of the lessor.

It is further agreed that at the expiration of this lease, that if these premises are still for rent, the lessee at his option shall have the first privilege of renewing this lease, each such renewal to be for a period of one year and subject to all the terms and considerations herein expressed, at a monthly rental to be agreed upon by the lessor and the lessee.