

of the second part, its heirs and assigns, for a period of three years commencing upon the first day of April, 1948, provided said warehouse hereinbefore described is constructed and possession delivered in accordance with the provisions herein, and ending on the 31st day of March, 1951, the following described property:

Being a certain lot known as 205 Ware Street, Greenville, South Carolina, upon which a warehouse is to be built in accordance herewith.

TO HAVE AND TO HOLD the same, and the privileges and appurtenances thereunto in any wise appertaining, to the said party of the second part, its heirs and assigns.

In consideration hereof party of the second part does hereby agree to rent and lease from party of the first part the aforesaid property for the period set forth, and to pay to said party of the first part the sum of Sixty-five (\$65.00) Dollars per month in advance.

Party of the first part agrees that party of the second part shall enjoy said premises during said term free from the adverse claims of any person; party of the second part hereby agrees to deliver up said premises at the expiration of this lease in good order and condition, reasonable wear and tear, fire or other unavoidable accidents excepted. It is mutually agreed that if the said warehouse building should be destroyed or rendered unfit by reason of any casualty during said term this lease shall thereupon terminate; and further that should party of the second part fail to make any payment of rent when due, party of the first part may enter the premises and expel the party of the second part therefrom without prejudice to other remedies.

~~Recorded June 23, 1948 at 11:30 A.M. in~~