

County of Greenville

THIS INDENTURE made and entered into this the 23rd day of August, 1948,

by and between Greenville Community Hotel Corporation by J. Mason Alexander, Manager

AGENTS of the first part, hereinafter called the Landlord, and Dr. J. F. Shumate  
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

Office space (Optometrist Shop) at 124 South Main Street,  
Greenville, S. C. in the Poinsett Hotel Building.

for the term of Three years. From December 31st, 1948 to December 30th, 1951.

to commence the 31st day of December, 1948, for which he is to pay the sum of Two  
Hundred and Twenty-five Dollars per month. Lessee agrees to pay in Monthly payments of  
\$225.00 each on the 10th 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 an Optometrist Shop  
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 pre-  
ceding 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 30 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 moved upon the premises herein leased, and  
that there is no mortgage or other incumbrances on said furniture or household goods except

IN WITNESS WHEREOF, the parties hereto do in duplicate set their hands and seals, the day and year first  
above written, binding themselves, their executors, administrators, heirs and assigns:  
Signed, sealed and delivered

in the presence of:  
Jesse A. Brennan  
Louise Thruston

J. F. Shumate D.D. (SEAL)  
Greenville Community Hotel (SEAL) Corp  
J. Mason Alexander mgr

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

Personally appeared before me Louise Thruston and  
with that she is the wife, his named J. Mason Alexander, mgr. J. F. Shumate D.D.  
and she is the agent for the first and second, deliver the within instrument, and  
I, Jas. A. Brennan witnessed the execution

day of August A.D. 1948  
Ollie Farnsworth (SEAL)  
Notary Public, S. C.

