

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

L E A S E

WHEREAS, Gerry L. Prevost and Grace S. Prevost have constructed a store building on their property located at the southeast corner of N. Laurens and College Streets in the City and County of Greenville, S. C.

This contract made and entered into this 24 day of November, 1948 between Gerry L. Prevost and Grace S. Prevost hereinafter referred to as Lessor and J. A. Bramlett, individually and as a corporation, hereinafter referred to as Lessee.

W I T N E S S E T H:

That for and in consideration of the rents reserved and of the mutual covenants, promises and agreements hereinafter contained, it is agreed as follows:

1 - That the Lessor does hereby grant, bargain, demise, and lease unto the Lessee, and the Lessee does hereby lease, hire and accept from the Lessor the following property, together with the use of all exits and entrances, located in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

"All of that store building fronting approximately 15 feet on the south side of College Street and having a depth of approximately 59 feet. Being known as No. 21 College Street."

2 - To have and to hold the above-described premises with all rights, privileges, easements and appurtenances thereunto attaching, unto the Lessee, his heirs and assigns, for and during the term of five (5) years, commencing December 1, 1948 and terminating November 30, 1953.

3 - The Lessee hereby agrees to pay to the Lessor for and during the term hereof a rental of One hundred and fifty dollars (\$150.00) per month payable monthly in advance on or before the tenth day of each consecutive month.

4 - Lessor agrees to install ~~standard lighting fixtures~~, and oil tank and heater vent, and one toilet and lavatory.

5 - Lessee agrees to furnish all utilities.

6 - It is further understood and agreed that should any installment of the guaranteed rent be past due and unpaid by the Lessee, the Lessor may, at their option, after giving fifteen days written notice, by registered mail to the Lessee's last known address, declare this lease terminated, whereupon the full rental price for the whole of the unexpired term shall be immediately due and payable and the Lessor may enter and take possession of the premises and resort to any legal remedies prescribed by law for the enforcement or collection of the rent due or to obtain possession of the leased property, provided the Lessee shall not have paid said rent before the expiration of such fifteen days notice.

7 - The Lessor agrees to keep in good repair the roof, outer walls, down spouts and approaches to said building. It is fully understood and agreed that the roof, outer walls, down spouts and approaches shall, upon the occupancy by the Lessee under this lease, be considered sound and the Lessor shall not be called upon to make any inspection of or repairs to said portion of the building and the Lessor shall not pay any damages from leaks or other damages caused by the condition of said roof, outer walls, down spouts and approaches should any occur, except those leaks or damages due to the Lessor's negligence after written notice from the Lessee and a reasonable time to repair said portions of the building has expired.

8 - Except as herein provided, the Lessor shall not be called upon to make any repairs or alterations during the term of this lease.

9 - The Lessee shall keep the premises, building and building fixtures in good repair during the term of this lease and upon the expiration or termination of said lease, shall deliver up the premises, building and building fixtures in as good repair as they were at the commencement of said lease, reasonable wear and tear alone excepted. The Lessee shall make no structural changes of the premises without first obtaining the written consent of the Lessor.