

JACK L. Bloom

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ATTORNEY-AT-LAW

GREENVILLE, SOUTH CAROLINA

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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

L-E-A-S-E

THIS AGREEMENT Made and entered into this 24th day of February, 1949, by and between Jas. L. Love, as Agent for Caroline M. Howland, Grace McH. Mauldin, Mary L. Mauldin, Lizzie Rhett Mauldin and W. L. Mauldin, hereinafter referred to as "Landlord", and Pix, Inc., hereinafter referred to as "Tenant",

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 Landlord does hereby grant, bargain and lease unto the tenant, and the tenant does hereby accept from the Landlord the following described property, located in the City of Greenville, State and County aforesaid, to-wit:

The storeroom situate on the West side of South Main Street being known and designated as 11 West Washington Street, according to the present enumeration, said storeroom being the same now occupied by Campbell's Barber Shop.

(2) TO HAVE AND TO HOLD the above described premises, with all rights and privileges thereunto belonging for and during the period beginning January 1, 1950, and ending December 31, 1959.

(3) The tenant hereby agrees to pay to the landlord, for and during the period of the lease, a rental of \$200.00 per month, said rent to be due and payable on or before the 10th day of each calendar month during the period of this lease.

(4) In addition to paying the rental hereinabove stipulated, the tenant agrees to remodel said storeroom by installing a new front and making such repairs and improvements to the interior from time to time during the period of this lease as may be necessary to make said premises in keeping with the other stores of the Mauldin Building fronting on West Washington Street. It is further agreed that the plans and specifications

For assignment to Ruth J. Siles + consent see Deed Book 412 Page 518.