

State of South Carolina

County of Greenville



I, J. E. Shaw, lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto CasseXls United Stores, Inc., lessee for the following use, viz.: Five, Ten and Twenty-five Cent Store

the one story brick building located at 608-10 Rutherford Street, for the term of Five (5) Years

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of One Hundred and 00/100 Dollars per month payable in advance on the fifth day of each month beginning May 1, 1951

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing, or unless written consent is obtained from the lessor

business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

In addition to roof repairs, lessor agrees to maintain floors in good and usable condition, all other repairs and painting to be borne by lessee. Lessor agrees to be responsible for front window plate glass.

To Have and to Hold the said premises unto the said lessee CasseXls United Stores, Inc., executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 2nd. day of May, 1951.

Witness:

Handwritten witness signatures.

Signatures of J. E. Shaw (Lessor) and S. M. Cassels (Lessee) with seals.

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PERSONALLY, comes W. H. Fields

and makes oath that he saw the within named J. E. Shaw and Cassels United Stores, Inc., by S. M. Cassels, its president, sign and seal the within written instrument, and that he with A. E. Bennet

witnessed the execution thereof.

Sworn to before me this 2nd. day of May, 1951

Signature of Notary Public, S. C.

Recorded May 23rd, 1951 at 10:00 A. M. #12091