

STATE OF SOUTH CAROLINA :  
 : LEASE AND RENTAL CONTRACT  
 COUNTY OF GREENVILLE :

22<sup>nd</sup> This lease and rental contract is entered into this the day of November, 1950, by and between G. P. Peterson, hereafter referred to as the Lessor and Thomas H. Stokes and Roy Farnham hereinafter known as the Lessees, witnesseth:

For and in consideration of the covenants made and the payments to be hereinafter made by the Lessees as hereafter provided, the Lessor does hereby let, lease, and demise unto the Lessees, their heirs and assigns, that certain lot of land lying on the southwestern side of the Geer Highway, in the Town of Travelers Rest, said County and State, together with the two-story brick building situate thereon, to include both stories of said building; and being the building heretofore occupied by the Lessor as Peterson Hardware Company, together with all of the store fixtures on the first floor of said building as now used by the Peterson Hardware Company, excepting a desk and filing cabinet and certain items purchased by the Lessees.

TO HAVE AND TO HOLD unto the said Lessees for and during the term beginning December 1, 1950, and ending at midnight December 31, 1955, unless renewed by the Lessees under option herein granted, for the purpose of conducting a general mercantile business.

As consideration for the use and occupancy of the premises, the Lessees covenant and agree to pay to the Lessor at the end of each and every calendar month, during the life of this lease, the sum of One Hundred (\$100.00) Dollars, as rental for the use and possession of the premises, which rental shall be payable not later than the fifth day of each ensuing month. Should the Lessees fail to pay any installment of rent after the same shall become due, and if such default is not cured within Sixty (60) days after receipt of notice, in writing, of such default, the Lessor may declare this lease at an end and shall be entitled to recover use and occupancy of the premises without being guilty of trespass and forcible entry in so doing.

It is understood and agreed that the Lessor shall keep the roof and the floor of the building in a good state of repair. Any painting, minor repairs, excluding the roof and floor, and any minor alterations desired by the Lessees shall be at the expense of the Lessees.

In event the building leased herein should be substantially destroyed by fire or other casualty, the rents shall cease for such period as the demised premises shall be wholly untenable and shall be reduced by a just and reasonable amount for such period as the same shall be partially untenable.

It is agreed that the Lessees shall take good care of the premises and at the expiration of the term of this lease, or renewal thereof, will surrender possession thereof to the Lessor in as good condition as now received, less natural wear and tear or damage by fire or other casualty for which the Lessees are not responsible.

