

STATE OF SOUTH CAROLINA)
 LEASE AGREEMENT
 COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, That I, James K. Apostolou, Lessor, for and in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presents do grant, bargain and lease unto C. L. Hudson and E. L. Jones, Lessees, for use as office space in which to operate a small loan business the front office room facing South Main Street over and above 217 South Main Street, over the Central Cafe, with access and use of the stairway adjoining 217 South Main Street, for the term of three (3) years, beginning September 1st, 1952, and terminating August 31st, 1955, with the option of renewal for an additional three (3) years; provided, however, that said Lessees give thirty (30) days written notice to the Lessor of their intention to exercise the option of renewal at least thirty (30) days prior to the termination of this lease.

The said Lessees, in consideration of the use of said premises and for the said term, promise to pay to the Lessor the sum of Twelve Hundred and no/100 (\$1200.00) Dollars, payable for the first year in monthly installments of Thirty and no/100 (\$30.00) Dollars on the 1st day of each and every month in advance and for the remaining two (2) years the sum of Thirty-Five and no/100 (\$35.00) Dollars each and every month in advance. Should the Lessees exercise the option of renewal hereinabove mentioned they are to pay the sum of Twelve Hundred Sixty and no/100 (\$1260.00) Dollars rental for the additional three (3) years payable in monthly installments in advance on the 1st day of each and every month of Thirty-Five and no/100 (\$35.00) Dollars each.

The Lessor agrees to repair the roof should it leak, but it is also agreed that the roof is now considered sound and in good condition and the Lessor is not to be liable to pay any damages from leaks should they occur. Use of the premises for any purpose other than herein named shall cancel this lease at the option of the Lessor.