

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

LEASE

This agreement between Mrs. Eunice T. Wilson and Mrs. Azalee B. Dantzler, hereinafter called the Lessors, and Arthur Rixon & Son, a partnership composed of Arthur Rixon and Mrs. Rena G. Rixon, hereinafter called the Lessee, all of the County of Greenville,

WITNESSETH:

(1) The Lessors do hereby rent and lease unto the Lessee the following described real property, including the improvements situate thereon:

ALL those two certain lots of land with the building and improvements thereon situate on the north side of South Main Street, in the City of Greenville, in the County of Greenville, State of South Carolina, being Lots Nos. 6 and 37 as shown on plat of property of Thomas H. Walker Co., Inc., recorded in Plat Book "H", Page 146.

(2) It is agreed that this Lease becomes effective on December 1, 1952, and continues for a period of two (2) years until November 30, 1954, unless sooner terminated in accordance with the terms hereof.

(3) The Lessee does hereby agree to pay as rent for said premises the sum of One Hundred Fifty (\$150.00) Dollars per month, payable monthly in advance on or before the 15th day of each calendar month.

(4) It is agreed that the Lessee shall not have the right either to assign this Lease or to sublet said real property without the written consent of the Lessors.

(5) Lessee agrees to make no unlawful or offensive use of the premises. The Lessors agree to maintain the roof of the building located on said property in tenable condition during the term of this Lease and the Lessee agrees to maintain

