

State of South Carolina

County of GREENVILLE

FILED GREENVILLE CO. S. C.

FEB 13 5 07 PM 1956

OLLIE FARNSWORTH

Mrs. Kittie M. Albertson and C. E. Ballenger, Guardian lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto T. F. Huguenin and John T. Douglas lessee

for the following use, viz: Business purposes of any sort

the one story brick building No. 13-15 N. Irvine St. Greenville, S. C. now occupied by the lessees (Size approx. 33x60) with an adjoining parking lot approx. 17x60 north of the property mentioned above. for the term of five years, beginning April 1, 1953.

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

SIX THOUSAND FIVE HUNDRED AND 40/100 Dollars (Total Rental)

payable \$66.67 per month in advance to Mrs. Albertson and \$41.67 per month in advance to C. E. Ballenger, Guardian

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessor only require of the lessee 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 other business other than herein called for shall cause this lease to be void and give notice of same in writing.

If the 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.

The lessors hereby give their permission for the lessees to improve, partition and repair the building as they see fit and to sub-lease in whole or in part, provided however, the lessee shall be responsible for rent in any event. All improvements including piping, wiring, partitions with the exception of any heating units, air conditioning units or lighting fixtures, become the property of the lessors and may not be removed at the end of the lease period. Permission is hereby granted the lessees to remove any heating units, air conditioning units or lighting fixtures, provided that in removing fixtures, heating units, etc., the walls or flooring where removed must be restored to the condition it was in prior to installation and removal.

To Have and to Hold the said premises unto the said lessee their 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

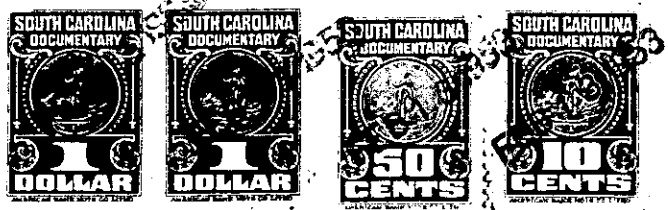
One months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass 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 to 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 9th day of January, 1953

Witness: T. F. Sanders

John T. Douglas (SEAL)
Kittie M. Albertson (SEAL)
C. E. Ballenger (SEAL)



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