

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS AGREEMENT made and entered into this 31 day of March, 1953, by and between GEORGE MANOS, of Greenville, S. C., hereinafter called the Landlord, and CAROLINA MANUFACTURING COMPANY, a corporation organized and existing under the laws of the State of South Carolina, with its principal place of business in Greenville, S. C., hereinafter called the Tenant,

WITNESSETH:

In consideration of the payments made and to be made by the Tenant, as herein provided, the Landlord does hereby rent and lease unto the said Tenant the following described premises, to wit:

of 32 College St. only
The entire first floor/ of that three-story brick building situated at the south-east corner of the intersection of College Street and Townes Street, in the City of Greenville, S. C., said building fronting approximately 50 feet along the south side of College Street, and running back to a depth of approximately 90 feet along the east side of Townes Street; said property being designated as No. 32 College Street, Greenville, S. C.,

for a term to commence the 1st of May, 1953 and end on the 31st of December, 1954, for which the said Tenant is to pay the Landlord as hereinafter provided.

The Tenant agrees to take the premises hereinabove described for the term named, and to pay the Landlord a rental therefor of One Hundred Fifty and No/100 Dollars (\$150.00) per month, payable monthly in advance, beginning May 1, 1953.

The Tenant herein presently holds a lease from the Landlord for the use of the second and third floors of this same property, including the use of the stairway and elevator thereto. In order that the whole property may now be used as a unit the Landlord agrees that he will, at his own cost and expense, prior to May 1, 1953, cut an opening in the rear wall of the leased property and provide and install a four foot doorway leading from the rear of said first floor to the elevator entrance. Unless this doorway is properly installed prior to May 1, 1953 the Tenant may, at its option, cancel this lease and any and all liability herein imposed on the Tenant shall cease and terminate. The Tenant agrees to use the said property for the manufacture and storage of textile products. *The Landlord also agrees to make at his expense all plumbing changes including plumbing equipment.*

The Tenant further agrees to pay all water, gas and electric power charges used on said premises during the term of this lease, and keep the same in a clean and sanitary

The total expense for the Landlord, in carpentry work, plumbing, including materials shall not exceed \$400.00, in cutting above doors.

RAINEY,
FANT & BRAWLEY
ATTORNEYS AT LAW
GREENVILLE, S. C.

*Satisfied
Jan 4, 1956
The Pelzer-Williamston Bank
Williamston, S.C.
W.A. Hopkins
Pres + Cashier*

SATISFIED AND CANCELLED OF RECORD
7 DAY OF Jan 1956
Ollie J. Jansworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
10:45 O' CLOCK A. M. NO. 586

