

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

THIS AGREEMENT made and entered into this 12th day of October, 1953, by and between B. T. SEIGLER, hereinafter called the LESSOR, and FLETCHER J. CAPELL, hereinafter called the LESSEE,

WITNESSETH

That for and in consideration of the rental sum of Five Hundred and No/100 (\$500.00) Dollars, the receipt of which is hereby expressly acknowledged by the Lessor as having been fully paid in advance, the Lessor, B. T. Seigler hereby demises and leases to the Lessee, Fletcher J. Capell, and the said Lessee hereby takes and rents, that space consisting of three (3) offices and a toilet being presently occupied and used by said Lessee on the second floor of the building located on the east side of South Main Street, in Greenville, S. C., and known as 421 South Main Street, said building being further known as located on Lot 4 and a 6 inch strip over the north side of Lot 3, on plat recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "C", at Page 172.

TO HAVE AND TO HOLD the aforesaid premises with the right of ingress and egress thereto, unto Fletcher J. Capell, his heirs and assigns, for the term of ten (10) months, to commence on the 15th day of October, 1953, and to end on the 14th day of August, 1954.

It is agreed and understood that the Lessor shall provide for the lighting and water for the said premises at no cost to the Lessee, and further that the Lessee may install such lighting, heating, and cooling fixtures and equipment as he may deem necessary or convenient for the purpose and use of his occupancy of the said premises, and that upon the termination of this lease, the said Lessee may remove from the premises all such fixtures, materials, and equipment installed by him, but this is to be done without damage or injury to the said premises.