

THE STATE OF SOUTH CAROLINA        )  
COUNTY        OF        GREENVILLE    )          L  E  A  S  E  

This contract made and entered into by and between Carpenter Brothers Drug Company, a corporation, lessor, and Chester Brogan, lessee, this 24th day of November, 1953, witnesseth:

That the said lessor, in consideration of the rental hereinafter mentioned, does hereby lease, demise and let unto the lessee the rear portion of a certain basement office situate on the premises owned by lessor at 123 South Main Street, Greenville, South Carolina, for the term of six (6) years, beginning December 1, 1953. Lessee shall have the option of renewing this lease for an additional period of five (5) years, or any part thereof, upon the same terms and conditions as herein set out and at the same rental. If said option is to be exercised by the lessee, he shall give the lessor notice in writing of such intention at least ninety (90) days before the expiration of the lease.

The premises hereby leased begins thirty (30) feet from a brick wall, which wall adjoins a shed leading to an alley at the rear of the premises, and goes westward towards Main Street to a partition.

In consideration of the use of said premises, said lessee promises and agrees to pay the lessor the sum of Seventy-five (\$75.00) Dollars per month, said sum to be due and payable in advance on the 1st day of each calendar month, beginning December 1, 1953.

It is understood and agreed that any installation of plumbing, fixtures, partitions or other alterations or repairs, is to be done by lessee at his own expense. Lessor is not to be in any way responsible for the cost of any such repairs, alterations or installations, labor or materials.

It is further understood and agreed that the lessor is not to furnish or be responsible for any utilities such as lights