

State of South Carolina.

JAN 13 12 11 PM 1951

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County of Greenville.

LILLIE FARRINGTON
R.M.G.

WHEREAS, Mrs. Mary Cornwell, owner and operator of the business and equipment thereof known as the J.K. Cornwell Chiropractic Clinic, has sold to Dr. J.A. Allen the said equipment including the good will of the said business at and for the sum of two thousand dollars (but which sale reserved to her certain articles agreed upon between them), and the said J.A. Allen has agreed to and has and does hereby purchase and buy the said equipment so offered to him at said price but upon the consideration of the covenants and stipulations herein agreed to and upon by the said Mrs. Mary Cornwell, now, therefore, in order to effectuate and complete the said purchase and sale and all incidents thereto, it is agreed; That for and in consideration of the monthly rental of fifty (\$50.00) dollars for first year hereafter, payable on the first day of each month for the preceeding month, the said Mrs. Mary Cornwell agrees to and does rent, lease and let unto the said Dr. J.A. Allen that certain dwelling in which said business has heretofore been known and conducted, designated as No. 206 Arlington Avenue, Greer, S.C. and the premises on which said building is located, for the period and space of two years beginning on the fourth day of January, 1954, rent for 1955 to be agreed upon Jan. 1, 1955. At any time that two or more month's rental be in arrears, the said Mrs. Mary Cornwell at her option may declare all rights hereunder determined and ended, and repossess said premises in her own name and for such purposes as she may desire.

The said Dr. J.A. Allen agrees to and does hereby covenant to keep the grounds and outside premises in a respectable and desirable condition and appearance. The said Mrs. Cornwell agrees to and binds herself to keep the said building in good and safe condition for the uses for the uses for which it has been and is now leased to be used. However, the destruction of, or such material damage thereto as to render the said building unfit and unusable for its designated and accustomed purposes shall without notice from either party and

