



493-317

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

LEASE AGREEMENT made this 14th day of January, 1954, by and between P. L. Bruce, Nora B. Bruce and T. S. Bruce, Parties of the First Part, hereinafter called the Landlords, and Max Shore, hereinafter called the Tenant,

WITNESSETH:

(1) The Landlords do hereby lease unto the Tenant, and the Tenant does hereby hire and take from the Landlords, the entire second floor of the Bruce Building (with the exception of that part of the second floor immediately over Mullinax Drug Store, being 30 feet by 75 feet, more or less) located on the East side of the New Buncombe Road, being comprised of two contiguous units having dimensions of 60 feet by 210 feet and 30 feet by 75 feet.

(2) TO HAVE AND TO HOLD unto the Tenant, his heirs and assigns, for five (5) years from the date the first monthly payment becomes due and payable, according to the terms hereof.

(3) The Tenant shall pay the Landlords the total sum of Forty Thousand Five Hundred (\$40,500.00) Dollars, said rental to be paid in equal monthly installments in advance of Six Hundred Seventy-Five (\$675.00) Dollars on the first day of each lease month, the first payment to be due upon tender by the Landlords to the Tenant of the demised premises in the condition and with the improvements hereinafter specified.

(4) Upon the execution of this lease agreement, the Landlords shall forthwith proceed to install such improvements and make such changes upon the demised premises to the end that:

(a) An electrically operated elevator of 2500 pounds capacity from the ground floor to the demised premises shall be installed and located at the rear of the building, the make and type elevator and the location thereof to be chosen by the Landlords.

(b) Said elevator shall have an adequate area at the entrance