

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

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This agreement executed this the 17 day of September, 1955, at Greenville, S. C., by and between Russel L. [redacted], hereinafter called Lessor, and Robert L. [redacted], hereinafter called Lessee, for their joint business as business equipment store, for the term hereinafter set forth.

WITNESSETH

1. The Lessor does hereby lease, and the Lessee does hereby accept from the Lessor, the following described real estate to-wit:

"All that certain one-story building located at Greenville, county of Greenville, State of South Carolina, located at No. 719 East Stone Avenue Extension, Greenville, South Carolina, occupied by Liner's Sea Food Market, together with the [redacted] area appurtenant to the building except the [redacted] side of the building."

The alley at the rear of the building is to be kept open to all times and to be used for loading and unloading only.

2. To have and to hold unto the Lessee the above described premises with all rights and privileges thereunder for a period of five years beginning October 15, 1955 and ending October 14, 1960 with the option on the part of the Lessee to renew this lease for an additional period of five years, upon terms and conditions and rental to be agreed upon by negotiations between the parties hereto.

3. The Lessee agrees to pay to the Lessor for said premises during the term of this lease, a rental of \$10,000.00 in monthly installments of \$300.00 each, payable in advance on the 15th day of each month hereafter beginning October 15, 1955. The Lessee agrees that the said building will be used to conduct an office supply and equipment business and that no other business will be carried on in said building during the term of this lease without first obtaining the consent of the Lessor. The Lessee agrees to accept the said building in its present condition provided the following alterations and repairs are made on or before the beginning of the term hereof, as follows: Place an awning on the front of the building; finish out the floor tile as agreed; take out the partition; front doors are to be made double doors; crack in the wall is to be repaired, and the new part of the interior is to be painted. When these repairs have been made,