



State of South Carolina.  
 County of Greenville.

AGREEMENT made and entered into this the - - - - - day of December, 1955, by and between B. P. Edwards, of the first part; and - - - - - MRS L. R. Huhph - - - -, of the second part, sets forth;

1. That for and in consideration of the monthly rental of seventy-five dollars, payable in advance each month, the first party rents, leases and lets unto the second party, the first-floor or down-stairs part of the brick building on the east side of North Main Street, No. 112 N. Main Street. and formerly occupied and used by the Greer Furniture Exchange, for a period of three years beginning on the 15<sup>th</sup> day of December 1955.
2. The first party is to be responsible for the upkeep and repair of the roof and outside walls of the said building during the life of this agreement, but any wall decorations, paintings or other changes or additions desired by the second party to be at her own expense and responsibility, for the inside of the said part of building.
3. Insurance in all necessary forms is to be carried on the stock, furniture, fixtures and equipment of the second party, payable to the first party as his interest may at such time or times appear. All legal rights are reserved unto the first party for the collections of any arrears of rent due him at any time.
4. The second party to be responsible for and repair any damage or injury to the premises, inside or outside, caused and occasioned by the acts of herself, her agents, servants, employees, visitors and customers; and in case any such damage or injury is done and not repaired or replaced by second party within a reasonable time, the first party may at his option have such repaired or replaced, and charge the expense thereof to the account of or any moneys paid in by the second party as rentals or otherwise.
5. Material damage to or destruction of the said building by fire or other casualty to the extent that such is rendered unfit for use, will automatically end and cancel this lease; and if again used and taken charge of by second party after repairs or rebuilding, then a