

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mrs. Janell A. Beattie, lessor in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents does grant, bargain and lease unto Rosa F. Douglas and Patricia M. Barnes, their heirs and assigns, all that property located at 608 East Washington Street, Greenville, S. C. for use as business for a term of three(3) years beginning February 15, 1957 and ending February 15, 1960. However, the lessors are to have possession of the premises for the purpose of remodeling and decoration on February 1, 1957. The lessees, in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of \$125.00 per month, payable monthly in advance. The lessees are granted an option to renew this lease for a period of three(3) years at a rental of \$150.00 per month.

The lessor agrees to maintain the roof and walls and any repairs that might be necessary to be made to the furnace in excess of \$25.00. All improvements and additions made to the property by the lessees shall become the property of the lessor, with the exception of light fixtures, air conditioning and heating units, as well as carpets and draperies.

The lessor grants herewith the lessees the right to sublease the property in part, or as a whole with her consent or, if such consent is refused, the lessees may at their option cancel the lease. It is agreed and understood that the lessees may grade the yard and remove whatever shrubbery is necessary to make space for parking and may cover the floors with linoleum. However, at the expiration of the lease or any renewal thereof, the lessees agree to remove the linoleum and restore the floors to their present condition.

To have and to hold the said premises unto the said lessees, their executors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it, after the expiration of the term above mentioned and option, give to the other party three months written notice, previous to the time of the desired termination, but the destruction of the premises by fire or