

State of South Carolina

County of Greenville

GREENVILLE CO. S. C.

MAY 26 12 03 PM 1958

OLLIE FANNSWORTH  
R. M. C.

The Greenville News-Piedmont Company, lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto Home Finance Company, a corporation, lessee

for the following use, viz.: finance company  
the front portion of the first floor and the entire basement of  
No. 15, West Washington Street, Greenville, S. C.  
for the term of five years, beginning September 1, 1956 and ending August 31, 1961,

and the said lessee  
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of  
Two Hundred Seventy-five (\$275.00) Dollars  
per month payable monthly in advance on the first day of  
each month.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

Lessor has heretofore leased the rear portion of the first floor of the building hereby leased to the Sanitary Cafe, and it is understood and agreed that this lease does not cover that portion of the lessor's property heretofore leased to said Sanitary Cafe.

The lessor hereby gives the lessee the right to sub-lease the premises subject to the reasonable approval of the lessor.

The lessor gives the lessee permission at termination of the lease to remove all fixtures, office furniture, air-conditioning equipment.

To Have and to Hold the said premises unto the said lessee its successors, executors or 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 give to the other party \_\_\_\_\_ months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 31<sup>st</sup> day of July, 19 56

Witness:  
① *Shelma Anderson*  
② *Aruba Hill*  
*H. C. [unclear]*  
*[unclear]* page)  
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THE GREENVILLE NEWS-PIEDMONT COMPANY (SEAL)  
By *Roger [unclear]* (SEAL)  
PRESIDENT  
HOME FINANCE COMPANY (SEAL)  
By \_\_\_\_\_ (SEAL)



*[Handwritten signature]* 2/1P