

State of South Carolina
County of GREENVILLE

FEB 23 11 01 AM 1959

ESTATE OF JAMES McPHERSON - O.F. GOING (AGENT) lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by the presents do grant,
bargain, and lease unto BEN E. ANDERSON lessee

for the following use, viz.: TO BE USED AS A PRIVATE CLUB -
T. WIT (ORDER OF OWLS) the
BUILDING AT 225 & 227 WEST WASHINGTON STREET -
for the term of ONE YEAR; WITH OPTION TO LEASE FOR AN
ADDITION YEAR; AT RENTAL AGREEABLE TO
BOTH PARTIES.

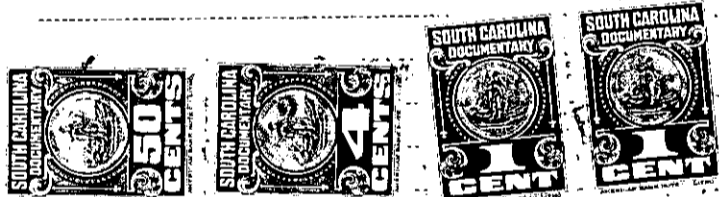
and the said lessee
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of \$130.00
ONE HUNDRED THIRTY & NO/100 - Dollars
per MONTH payable ON THE FIRST OF EACH
MONTH -

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.

IT IS DISTINCTLY UNDERSTOOD THAT BEN E. ANDERSON (LESSEE) WILL BE PERSONALLY RESPONSIBLE FOR THE RENT.
THIS LEASE IS NOT TRANSFERABLE TO ANY OTHER PARTY OR PARTIES -



To Have and to Hold the said premises unto the said lessee - HIS -
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

90 DAYS 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 16th day of December, 1957

Witness: *James Hunterly* (SEAL)
O. F. Going (SEAL)
Ben E. Anderson (SEAL)
Oct Polk (SEAL)
Ben E. Anderson (SEAL)