

State of South Carolina,
County of Greenville,

LEASE

This Agreement made and entered into this 1st day of January 1930, by and between F. Jordan of Greenville, S. C., Lessor, and B. E. Geer of Greenville, S. C. and the Geer Refrigerating Company, a corporation, Lessees, witnesseth;

In consideration of the payments made and to be made by the Lessees as hereinafter provided, and of the covenants, by the Lessees hereinafter set forth, the Lessor does hereby lease and demise unto the Lessees all of that certain storeroom on the East side of North Main Street in the City of Greenville, known and designated as No. 224, North Main Street, said storeroom containing only one floor and basement.

To have and to hold unto the Lessees for and during the term beginning January 1, 1930 and ending December 31, 1932, for the use and purpose of operating therein and thereon a florist business and a salesroom for the Geer Refrigerating Company,

The Lessor covenants and agrees to keep the roof of the building in good order. All other repairs or alterations are to be made by the Lessees at their own expense and subject to the approval of the Lessor.

In consideration of the premises, the Lessees hereby covenant and agree that they will pay unto the Lessor a rental of Two Hundred (\$200.00) Dollars per month for the year ending December 31, 1930, Two Hundred Twenty-five (\$225.00) Dollars per month for the year ending December 31, 1931, and Two Hundred Twenty-five (\$225.00) Dollars for the year ending December 31, 1932, the rent to be paid monthly in advance on the 1st day of each and every month.

The Lessees hereby covenant and agree that they will not assign this lease nor sublet said premises or any part thereof nor make any alterations therein without the consent in writing of the lessor; that they will use said premises for the purpose of conducting a florist business or a sales room for the Geer Refrigerating Company and for no other purpose, and will not use nor permit said premises to be used for any unlawful purpose nor permit thereon anything which may be or become a nuisance; that they will not do or permit to be done on said premises anything which may render void or voidable any policy for the insurance of said premises against fire, or which may render any increased or extra premium payable for such insurance and that at the expiration, of the term they will deliver up said premises in as good condition as they shall be at the beginning of the term, reasonable wear and tear excepted.

Should the building on said premises be destroyed or so damaged by fire as to be rendered unfit for occupancy, the rent herein provided, or a proportionate part thereof, shall be abated until said premises shall have been restored. The Lessor, or this lease may, at the option of the Lessor or the Lessees, be deemed terminated.

In the event of the bankruptcy of the Lessees or in the event that they or either of them should be placed in the hands of a Receiver or should make an assignment for the benefit of creditors, the Lessor may at his option declare this lease immediately terminated and may take possession of the premises.

Should the Lessee fail to pay any installment of the rent within ten (10) days after the same shall become due, or fail to perform any of the covenants and agreements herein, contained, the Lessor may, at his option, either declare the rental for the entire term immediately due and payable, and proceed to collect the same, or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

The Lessor agrees to furnish the Lessees nothing other than reasonable water and heat.

In witness whereof, the Lessor and the Lessees have hereunto set their hands and seals this the 1st day of January, 1930

Witnesses as to F. Jordan:

C. G. Wyohg
Ethel Huskey.

Witnesses as to B. E. Geer
and the Geer Refrigerating Company.

Marguerite Walker.
Marion Peeler.

F. Jordan (SEAL)
Lessor.

Geer Refrigerating Company,
BY: K. M. Geer (SEAL)
President.

B. E. Geer, (SEAL)
Lessees.

(OVER)