

STATE OF SOUTH CAROLINA,)
)
 COUNTY OF GREENVILLE.) L E A S E.

THIS INDENTURE made and entered into this 30th day of September, 1944 by and between Dan D. Davenport, hereinafter referred to as Lessor, and Ed M. Collins, hereinafter referred to as Lessee.

W I T N E S S E T H

For and in consideration of the covenants made and the payments hereinafter to be made by the Lessee as hereinafter provided, the Lessor does hereby lease and demise unto the Lessee a certain lot of land fronting 48.2 feet on the west side of Trade Street in the City of Greer, South Carolina and running back to a 12-foot alley, together with the buildings thereon situate, being the same property described in a deed from People's National Bank of Greenville, as Executor, to Dan D. Davenport, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 218, at page 259.

TO HAVE AND TO HOLD unto said Lessee for and during the term beginning January 1st, 1945 and ending at midnight, December 31, 1959 for the purpose of conducting thereon a retail dry goods business.

In consideration of the premises, the Lessee does hereby covenant and agree:

(1) That on the first day of each and every calendar month during the life of said lease, beginning January 1, 1945, he will pay to the Lessor the sum of One Hundred Eighty-Seven and 50/100 (\$187.50) Dollars as rental for the use of said premises.

(2) That just as soon as material and labor are available and permits necessary to the undertaking can be secured, he