

STATE OF SOUTH CAROLINA 30) 10 22 AM 1952

COUNTY OF GREENVILLE. OLLIE) FARRSWORTH

R. M.C.

THIS AGREEMENT made and entered into by and between John M.

Preston and Joel L. Dean, hereinafter called the Lessors, and Cox Finance
Company, Inc., a South Carolina Corporation with its principal place of
business at North, S. C. hereinafter called the Lessee, WITNESSETH:

- 1- That Lessors hereby agree to lease and do hereby lease unto the Lessee, subject to the terms, stipulations and conditions hereinafter contained, that certain store building located at 205 East Washington Street in the City of Greenville, S. C., which store building has a width of Seventeen (17) Feet, more or less, on Washington Street and running back to a depth of approximately Seventy-five (75) Feet; which Lease is for a term of Three (3) Years, beginning on the 1st day of July, 1962, and ending on the 30th day of June, 1965.
- 2- The Lessee agrees to pay, monthly in advance, on or before the 10th day of each month, the sum of Two Hundred Fifty and no/100 Dollars (\$250.00) as rent for said building, which payments shall begin on the 1st day of July, 1962 and monthly thereafter for the duration of the primary term hereinabove set forth.
- 3- The Lessee being familiar with the premises agrees to accept the building in its present condition with the following repairs having previously been agreed upon by the parties which shall be at the expense of the Lessors. The repairs are as follows:
- (a) To place a partition across the building at a location to be selected and designated by the Lessee;
- (b) To install an asphalt tile floor with colors to be selected by
- (c) To paint the entire building, both inside and outside, with
- (d) To erect necessary and sufficient fluorescent light fixtures to be located at places in building to be selected by Lessee.

(CONTINUED ON NEXT PAGE)