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State of South Carolina,
County of Greenville.

This Lease, made and entered into this 31st, day of December, A.D. 1924, by and between Thomas Keating, as Agent of the estate of D.O. Leonard, deceased, and Thomas Keating, individually, of the County and State aforesaid, parties of the first part, hereinafter designated as and called the "Lessors", and Southern Public Utilities Company, a corporation duly organized and existing under and by virtue of the laws of the State of Maine, party of the second part, hereinafter designated as and called the "Lessee", Witnesseth:

That for and in consideration of the monthly rental sum of Fifty Dollars (\$50.00), payable monthly at the end of each and every month during the continuance of this lease, the Lessors hereby let and lease unto the Lessee, its successors and assigns, that certain storeroom numbered 9 on Trade Street in the Town of Greer, State and County aforesaid; said storeroom having a frontage of nineteen and one-half (19-1/2) feet on Trade Street, running back with that width to a depth of twenty-seven (27) feet; then running back with a depth of eleven (11) feet to a depth of twenty-five (25) feet, the entire depth of said storeroom being fifty-two (52) feet, together with a warehouse to be constructed in the rear of said store-room by the Lessors - as hereinafter provided, for and during the term of three (3) years from and after the first day of January, 1925.

The Lessors agree to construct, at their own cost and expense, within thirty (30) days from date of this lease, a ware-house in the rear of said store-room satisfactory to the Lessee for the purpose of storing its merchandise, apparatus and other property therein.

It is understood and agreed that the Lessee may install in said premises such fixtures as it may desire and shall have the right to remove the same from said premises at the expiration or other termination of this lease.

It is further understood and agreed that in the event of any damage to or destruction of said leased premises by fire or other cause, the Lessors shall proceed at once to repair and replace the same and that should said leased premises be destroyed or damaged to the extent that same cannot be satisfactory occupied by the Lessee, in its opinion, then and in that event the Lessee shall not be required to pay said rental from the time such loss or damage occurs until said premises shall have been replaced or repaired satisfactory to the Lessee.

It is further understood and agreed that the Lessee shall have the option of leasing said -

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premises for a further term of two years after the expiration of this lease at the same rental and upon the same terms and conditions as herein set forth.

In witness whereof the parties hereto have hereunto set their hands and seals in duplicate, the day and year first above written.

Witness:

K.O. Glenn

T.C. Wakefield.
As to Lessors.

A.V. Harrill

B.W. Little.
As to Lessee.

Thos. Keating (Seal)
As Agent of the estate of
D.O. Leonard, Deceased.

Thos. Keating. (Seal)

Southern Public Utilities Company
By E.C. Marshall
President.

Attest:
L.H. Adams,
Assistant Secretary.



State of South Carolina,
County of Greenville.

Personally appeared before me K.O. Glenn who being by me duly sworn, says that he saw the within named Thomas Keating, as Agent of the State of D.O. Leonard, deceased, and Thomas Keating, Individually, sign, seal and as their act and deed deliver the foregoing lease, and that he with T.C. Wakefield witnessed the execution thereof.

Sworn to and subscribed before

me this 12, day of Aug. A.D., 1925.

K.O. Glenn

F.N. Gibson -
Notary Public.



State of North Carolina,
County of Mecklenburg.

Personally appeared before me A.V. Harrill who being by me duly sworn says that he saw the within named Southern Public Utilities Company, by E.C. Marshall, its President, and L.H. Adams, its Assistant Secretary, sign, seal, and as its act and deed deliver the foregoing lease and that he with B.W. Little witnessed the execution thereof.

Subscribed to and sworn before me

this 29th, day of August, 1925.

A.V. Harrill

D.C. Carmichael
Notary Public, Mecklenburg County.



My Commission expires August, 11, 1926.

Recorded September 2nd, 1925 at 8:30 A.M.

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