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State of South Carolina,

County of Greenville.

## LEASE

This lease made and entered into by and between The Peoples National Bank of Greenville, S. C., as Trustee for the H. A. Cauble Estate, hereinafter referred to as the lessor and P. H. Boiziner, trading as Glendale Shop, hereinafter referred to as the lesses.

## Witnesseth:

after (expressed the lessor does here inafter) rent and lease unto the lessor does here in the after (expressed the lessor does here inafter) rent and lease unto the lessoe a certain store building situate in the City of Greenville, South Carolina, known and designate as No.17 North Main Street, according to the city enumeration of Greenville, South Carolina, for a period of three (3) years, commoncing on the let day of February, 1934, and ending on the 31st day of January, 1937, for an annual rental of Thirty-six Hundred (\$3600.00) Dollars per year, payable in monthly payments of Three Hundred (\$300.00) Dollars per month, payable in advance on the let day of February, 1934 and on the let day of each and every consecutive month thereafter during the continuance of said lease. It is understood and agreed that the lessee small have the option of continuing said lease for an additional period of two (2) years known an annual rental of Thirty-nine Hundred (\$3000.00) Dollars per year, payable in equal monthly payments of Three Hundred and twenty-five (\$325.00) Dollars a month, payable monthly in advance.

It is further understood and agreed that certain alterations are to be made to said building the cost of which shall not be less than Fifteen Hundred (\$1500.00 Dollars and not in excess of Eighteen Hundred (\$1800.00) Dollars and are to be in such manner, particulars and respects as the parties hereto shall agree upon, however, should the total cost of alterations as agreed upon exceed the sum of Eighteen Hundred (\$1800.00) Dollars the excess over and above the sum of Eighteen Hundred (\$1800.00) Dollars shall be paid by the lesses. The cost of said alterations up to and not exceeding Eighteen Hundred (\$1800.00) Dollars shall be advanced by the lesses for the benefit of the lessor and said lesses shall be reimbursed for the sum so advanced by deducting from the rental hereinabove set forth a sum of Fifty (\$50.00) Dollars per month, until the amount so advanced has been paid. The lesses to advance the sum of Five Hundred (\$500.00) Dollars toward the cost of said alterations, at the time of the execution of this lease, and the balance of the cost of said alterations upon completion of the same.

It is further understood and agreed that time is of the essence of this contract and in the event one months rent shall be in arrears and unpaid for a period of ten (10) days, this lease may be terminated at the option of the lessor after written notice and become immediately null and void and said lessor shall have the right with or without legal process to forthwith re-enter and take possession of said premises.

It is further understood and agreed that in the event said premises are totally destroyed by fire this lease shall become null and world at the option of the lessor or in the event the same becomes unfit for occupancy by reason of fire.

It is further understood and agreed that the lessee herein will make good all breakage and damages to said premises during the termination of this lease, natural decay and wear excepted.

(OVER)