

LEASE

This Indenture of Lease, made and entered into this the 24 day of September, 1936, by and between Fletcher Jordan, of the City of Greenville, South Carolina, hereinafter called the Lessor, and Greenville Enterprises, Incorporated, a corporation of the State of South Carolina, hereinafter called the Lessee,

WITNESSETH:

## Article I.

## Demise and Term

The Lessor, in consideration of the rents reserved and of the terms, covenants and conditions on the part of the Lessee to be performed and fulfilled, demises and lets unto the Lessee, and the Lessee hereby leases, hires and takes from the Lessor the following property, together with the use of all exits, entrances and appurtenant passageways and courtways, and all easements for light or air in connection therewith, located in the City of Greenville, South Carolina, and more particularly described as follows, to-wit:

## Parcel No. 1.

Three story brick building, now occupied by the Greenville Public Library, located on that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the West side of Brown Street, between Oak and East North Streets, and having approximately the following boundaries:

Beginning at an iron pin on the West side of Brown Street, one hundred and five (105) feet and six (6) inches southward from the Southwest corner of Oak Street and Brown Street (which Southwest corner of said streets is also marked by an iron pin) and running thence along the West side of said Brown Street S. 16.45 W. fifty feet (50) to a stake on the West side of Brown Street; thence N. 73 W. one hundred and six (106) feet, more or less, to a point one hundred and twenty (120) feet, more or less, from the East side of Main Street, to the Jervey-Jordan Building; thence N. along the East wall of said Jervey-Jordan Building 17 E. fifty (50) feet to a stake one hundred twenty (120) feet, more or less, from the East side of Main Street, thence S. 73 E. one hundred and five (105) feet and seven (7) inches, more or less, to the beginning corner. Less, however, a strip of land along Brown Street one (1) foot to one and one-half ( $1\frac{1}{2}$ ) feet in width, (which was conveyed to the City of Greenville for street purposes by R. N. Tannahill by deed dated May 7, 1913, and recorded in Deed Book 18, page 361, R. M. C. Office for Greenville County.

Also the full right and privilege to use for the purposes of ingress and egress by the Lessee, its agents, servants and patrons, together with the Lessor, his heirs, executors and assigns, other tenants and persons having relations with them, a certain 10-foot alley-way which bounds the above described lot on the South, and more fully described in a certain agreement of record in the R. M. C. Office for Greenville County in Deed Book Vol. 12, page 529.

Also the full right and privilege to use for the purposes of ingress and egress by the Lessee, its agents, servants and patrons, together with the Lessor, his heirs, executors and assigns, other tenants and persons having relations with them, a certain 10-foot alley-way which bounds the above described lot on the North and which is described in a deed recorded in said office in Deed Book Vol. 68, page 199, with the right to the Lessee to erect, maintain and use over and/or adjacent to either or both of said alley-ways a balanced cantilever type fire escape.

The rear or Eastern twenty (20) feet of the first floor of the building known as the Jervey-Jordan Building located on that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, in the Second Ward of the City of Greenville, having the following metes and bounds, to-wit:

Beginning at a point on the East side of Main Street, approximately two hundred and five (205) feet northward from the Northeast corner of Main and North Streets, and on the Northwest corner of the lot now owned by C. O. Milford on which is situate a brick building known as the Paris Theatre Building, and running thence approximately N. 17 E. along said Main Street to a point on the Southwest corner of a lot of land now owned by E. M. Wharton; thence approximately S. 70 E. along line of last mentioned lot (which line runs through the center of a 18 inch party wall) 120 feet to a stake on the Northwest corner of Library lot leased herein, and described under Parcel No. 1, thence along line of said Library lot approximately S. 17 W. parallel with Main Street 50 feet to a stake on the Southwest corner of said lot leased under Parcel No. 1 herein, which stake is also on the North side of a 10-foot alley; thence continuing in the same course approximately S. 17 W. 5 feet to a stake in the middle of said 10-foot alley; thence approximately N. 70 W. along line of C. O. Milford 120 feet to the beginning corner on Main Street. Of the course and distance last described, the Eastern portion about 11 feet runs through the center of said 10-foot alley, and the Western