

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE

KNOW ALL MEN BY THESE PRESENTS That I, Sarah P. Dean, hereinafter referred to as the Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto John A. Janes, trading and doing business as General Supply Company, hereinafter referred to as the Lessee, for use as sale of general wholesale and retail roofing and building material and service, the building at 309 River Street, Greenville, South Carolina, for the term of five years, beginning January 1, 1948, and ending December 31, 1952, and the said Lessee, in consideration of the use of said premises for said term, promises to pay to said Lessor the sum of Nine Thousand Nine Hundred (\$9,900.00) Dollars, payable at the rate of One Hundred Fifty (\$150.00) Dollars per month, in advance, on the first day of each month for the first two years of said lease term, and One Hundred Seventy-Five (\$175.00) Dollars per month, in advance, on the first day of each month for the last three years of the term of said lease.

Lessee hereby agrees to take the building just as it stands and all improvements and repairs shall be made by the Lessee.

If the business is discontinued on the premises vacated, or if the Lessee shall be in default for ten days or more in payment of the rent before the expiration of this lease, the Lessor may, at her option, terminate this lease and take possession of the premises.

The premises shall not be sublet by the Lessee without the written consent of the Lessor, but such written consent shall not be unreasonable withheld.

TO HAVE AND TO HOLD The said premises unto the said Lessee for said term.

The destruction of the premises by fire, making it unfit for occupancy, shall terminate this lease.

The Lessee agrees to make good all breakage of glass and other injuries done to the premises during the term of this lease, except such as are produced by natural decay.

The Lessor agrees to repair the roof should it leak, but it is understood and agreed that said roof is considered sound and the Lessor shall not pay any damages from leaks, should any occur.

The Lessee hereby acknowledges having a duplicate of this lease.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 6 day of March, 1947.

Witnesses as to Lessor:

Dorothy G. Carey

Madah M. Bray

Sarah P. Dean (SEAL)

By: Alfred F. Burgess
 Attorney-in-fact

Lessor

Witnesses as to Lessee:

J. A. Henry

Kathryne Lanford

John A. Janes (SEAL)
 Trading and doing business as
 General Supply Company

John A. Janes

Lessee