



STATE OF SOUTH CAROLINA)
GREENVILLE COUNTY)

L E A S E

This agreement between Mrs. Susan Fortune, herein called Lessor and E.W. Clay, herein called Lessee, WITNESSETH:

1. The Lessor hereby grants, bargains and leases to Lessee, the building known as Fortune's Drug Store, located on Green Avenue Extension, together with such fixtures and equipment as is owned by her, and located in the building; these fixtures and equipment have been listed separately from this lease, and signed by the parties.

The lease is to begin August 1, 1949, and is to continue for a period of two (2) years; charging the Lessee as a rental therefor the sum of Six Hundred (\$600.00) Dollars per year, payable in advance; provided, however, that the Lessee may pay said sum in installments of Fifty Dollars (\$50.00) Dollars payable on the first day of each month in advance so long as there is no default in any of the provisions of this lease.

IT IS FURTHER agreed by the lessor that should she determine that there has been such a recession in general business conditions as to make a reduction in the rent in good conscience necessary she will from such time as she in good faith so determines, reduce the monthly installments to Forty (\$40.00) Dollars per month, and the basic total accordingly.

The Lessor is to keep up repairs on the building and roof; any interior repairs are to be first approved by the Lessor,