

Form No. 550 - LEASE (On Property) W. A. Eayre & Co., Office Supplies, Greenville, S. C. GREENVILLE CO. S. C.

State of South Carolina,

County of Greenville

NOV 7 12 20 PM 1947

ELLIE FARISWORTH

J. M. Barr

R. M. C.

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presents do

grant, bargain, and lease unto Plumber's Supply Co., by Charles Rigby, President

and manager

lessee

for the following use, viz.: Dealer in plumbing supplies

the

1 1/2 story brick building, #12 Webster St., Greenville, S. C.

for the term of Three years from Feb. 1, 1947 to Jan. 31, 1950, with option of 2 additional years, at \$175.00 per month.

Lessee must give Lessor written notice prior to Nov. 31, 1949

of his intention to exercise said renewal, at \$175.00 per month and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of

One Hundred Twenty Five (\$125.00) Dollars

per month payable before 5th day of each month beginning

Feb. 5, 1947 and on the 5th of each month thereafter, at his office on West Coffee Street.

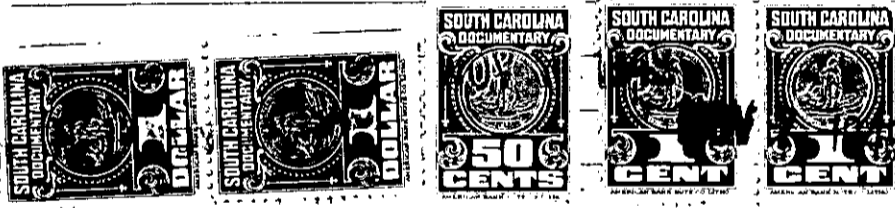
The lessee hereby agree to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

Lessee is to keep building in good state of repair at his own expense.

Lessee also assumes all responsibility for personal injuries and property damage arising from the use and occupancy of these premises.



To Have and to Hold the said premises unto the said lessee his executors or administrators for the said term. It is agreed by the parties hereto that this lease shall terminate at the expiration of the term above stated unless the party desiring to terminate it after the expiration of the term above stated

gives to the other party written notice previous to the expiration of the term above stated. The destruction of the premises by fire or making it unfit for occupancy or other casualty, or one months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 24 day of January 1947

Witness:

Florence Louise Goodwin

Nellie B. Austin

[Signature]

Nellie B. Austin

C. S. Rigby (SEAL)

J. M. Barr (SEAL)

(SEAL)

(SEAL)

Continued on Next Page