

STATE OF SOUTH CAROLINA) JAN 24 10 05 AM 1951
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 COUNTY OF GREENVILLE) FULL PAGES 1000 1
 R.M.C. LEASE

This lease and agreement made by and between Mrs. Ethel Golightly Hudson (Mrs. L. O. Golightly), hereinafter referred to as lessor, and E. G. Fowler, operator of Eastbrook Pharmacy, hereinafter referred to as lessee, witness:

The lessor does hereby rent and lease unto the lessee and his heirs and assigns, all that land and building located at 412 Laurens Road, Greenville County, South Carolina, now occupied by Eastbrook Pharmacy for a period of five (5) years beginning on June 1, 1951, and ending on May 31, 1956, at a rental of Seventy-Five Dollars, (\$75.00), per month, payable in advance on the 1st day of each month; also the garage in the rear of said building for a like period, at a rental of Ten Dollars, (\$10.00), per month, payable in advance on the 1st day of each month; the lessee herein is to have the privilege of leasing said premises and renewing this lease for an additional five (5) years at the expiration of this lease, at the same rental, payable under the same terms as herein provided. If the lessee desires to exercise this option of renewing the lease, he must give a written notice of the same to the lessor thirty (30) days prior to the expiration of this lease.

The lessee herein agrees to furnish water for the garage apartment on said premises for the period of this lease upon the payment to him of Two Dollars, (\$2.00) per quarter by the tenant or the lessor, and the lessee also agrees to furnish lights for said garage apartment upon the payment to him of One Dollar and Fifty Cents, (\$1.50), per month by said parties.

The lessor agrees to pay all real property taxes on said property and to maintain the roof in good condition and to make the necessary repairs or replacements on said building except, such as are necessary as a result of the operation of the business, in this event the lessee is to make such repairs or replacements and to bear the expense of such repairs or replacement.

It is understood and agreed that if the lessee should become in arrears with the rent for a period exceeding one (1) month, then this lease shall be terminated in the discretion of the lessor and she shall be entitled to the immediate possession of the premises. It is further agreed that the lessee will not sub-let the premises or any part thereof without the written consent of the lessor; that the lessee may make necessary and proper changes and improvements on the interior of the premises at his expense but will not damage or materially alter the general appearance of the building without the consent of the lessor. In event the lessee installs any fixtures and appliances in said building during the tenure under this lease, he shall have title to the same and he will be permitted to remove the same at the end of this lease. It is further agreed that the lessor will at her expense provide adequate fire insurance on said building.

It is further understood and agreed that the parties hereto do hereby bind their heirs, executors and assigns to carry into full force and effect the terms of this lease.

It is further agreed that the lessee, upon the termination of this lease, will return the premises to the lessor in as good condition as when entered upon by the lessee, reasonable wear and tear, acts of God, and acts beyond the control of the lessee excepted.

In witness whereof the parties hereto have set their hands and seals this 22 day of January, 1951.

Witness:

E. M. Head
John Street, Jr

E. G. Fowler
 Lessee- E. G. Fowler