

State of South Carolina.

County of Greenville.

AGREEMENT MADE and entered into this the ²¹ day of December, A. D. nineteen hundred fifty-four, by and between Mrs. Evelyne Gentry, owner; and Frank Hewitt, Lessee, sets forth:

That this agreement cancels and renders null and void the agreement between the same parties dated September 18, 1951 from and after January 1st, 1955.

That for and in consideration of the monthly rental of sixty-five (\$65.00) dollars, payable in advance on the first day of each month beginning January 1st, 1955, the owner hereby lets, leases and rents unto the said Lessee for a period of ten years from January 1st, 1955, that certain lot of land on which is situate the rock-house now occupied and used as a liquor store and the small two-room house at the rear of said rock-house, on the northern side of the Super Highway #29, just inside the City Limits of Greer, and known as the rockhouse property of owner, said lot measuring thirty (30) feet from each side of the said rock-house, and to the edge of the right-of-way of said Super Highway, and a distance of sixty (60) feet from the rear of said rockhouse, with the same width in the rear as in the front, and with all proper and legal rights to the said Lessee thereto for said period of ten years.

The Lessee agrees and contracts to keep the inside of the buildings and other premises occupied by him in good and proper repair and condition suitable for the use and occupation of said premises as a business place; and further to be responsible for any damage and injury to the said premises caused by the acts, either of commission or of omission, of himself, his servants, representatives, associates, customers, visitors or subtenants.

Said Owner agrees to keep the roof and outside walls of said buildings in good condition for the use thereof to which the same may be put; but destruction thereof or such material damage to the said buildings to render them unfit for use and occupation, by fire

