

State of South Carolina)

County of GREENVILLE)

I, Katherine C. Ross,

lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Lewis C. Black

lessee for the following use, viz.: any legitimate purpose

the premises known as No. 16, 18 1/2, 20, 22 and 22 1/2 South Spring Street, Greenville, S. C. for the term of Five (5) years from February 10, 1958

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

Three Hundred Fifty and no/100 (\$350.00) Dollars per month payable in advance on or before the 10th day of each month

The lessee hereby agrees 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 hereby given the option to renew this Lease for an additional term of five (5) years upon giving to the Lessor written notice of his intention to do so at least thirty (30) days prior to the expiration of the within term. Said Lease to be renewed on the same terms with the exception of rent, and it is hereby agreed that the amount of the rent will be adjusted to conform with the then current rent level of similar properties in the immediate vicinity. In the event that the Lessor decides or arranges to sell the building in which the premises are situate, it is agreed that the Lessee shall have the refusal thereof on the same terms as the prospective buyer.

To Have and to Hold the said premises unto the said lessee Lewis C. Black, his executors, or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one (1) months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or two (2) 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 3 day of Jan, 1957

Witness: Katherine C. Ross (SEAL), Lewis C. Black (SEAL), Walter J. Barrett (SEAL), Cordeus Barrett (SEAL)

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