

GREENVILLE, S. C.
FEB 4 11 54 AM '72

OLLIE FARNSWORTH
R. H. C.

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LEASE

THIS LEASE Made this first day of February, 1972, by and between Earl Bowlin, of Greenville, S. C. party of the first part, hereinafter called lessor, and Alice Durham and Bruno Krupinski, DBA Textile Arts, parties of the second part, hereinafter called the lessees.

WITNESSETH: That said lessor hereby leases to said lessees the following; one building at 105 Gordon Street, Ext., Greenville, S. C. for a term of one year, beginning February 1, 1972 and ending March 31, 1973, and the said Lessees agrees to pay for the use and rent thereof a total of (\$1,200.00) Twelve hundred dollars payable at the rate of (\$100.00) One hundred dollars per month, for the whole time and to pay the same on the first day of each month, in advance at the office of Earl Bowlin, 4709 White Horse Road, Greenville, S. C. Said lessor agrees to give said lessees an option to renew this lease for a period of one year with rent not to be increased in excess of 20% .

The lessees covenants and agrees with the lessor as follows;

1. To take good care of the premises and keep them in good repair free from filth, danger of fire or any nuisance, and return the same, at the termination of the lease, in as good condition as received by them, usual wear and use, destruction by fire not caused by the negligence of the lessees, and providential destruction excepted.
2. To not sublet or allow any other tenant to come in with or under them or assign this lease or any part thereof by their act, process or operation or law or in any other manner whatsoever, without the written consent or the lessor indorsed on this lease.
3. To use the building for the business which now exist in same.

IN WITNESS WHEREOF, The parties have hereunto set their hands this the 31st. day of January 1972.

Alice A. Durham (SEAL)
Lessee

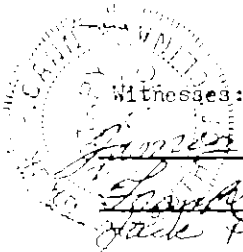
Bruno Krupinski (SEAL)
Lessee

Earl Bowlin (SEAL)
Lessor

Witnesses:

James E. Long

Frank P. Cann



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