

LEASE

THE STATE OF SOUTH CAROLINA }
County of Greenville }

J. E. Sims,

lessor,

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

J. E. Snipes, one store building and fixtures (Building known as the Bank building in Fork Shoals) lessee,

for the following use, viz.: Groceries Dry Goods and Notions,

the

for the term of One year from date November 25, 1935 to November 25, 1936 with privilege of renewal for four more consecutive years.

in consideration of the use of said premises for the said term, premises on pay the said lessor the sum of Twenty and no/100

Dollars

per month payable on the twenty fifth (25) 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 the 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.

The following being leased: One building and lot (known as bank building) except writ mill at rear of store building on same lot. Fixtures as follows: 1 pair of Toledo Scales, 1 Crosley Radio 415 table model, 1 glass floor case. 4 counter show cases, 1 small 3y ft. square upright show case, 1 drink box (Ice-O-La). All counters and shelving, 3 paper cutters, 1 tobacco cutter, 1 knife display case, 2 butcher knives, 1 meat cleaver, 1 steel, 2 sets of oil bottles and racks, 1 office stool, 3 scoops for pins.

To Have and to Hold the said premises unto the said lessee J. E. Snipes.

executors and 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 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 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 25th day of Nov. 1935

Witness:

L. D. Wilkerson.

J. E. Snipes, (SEAL)

J. E. Sims. (SEAL)

John B. Parks. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PERSONALLY, comes John B. Parks,

and makes oath that he saw the within named J. E. Snipes and J. E. Sims,

sign and seal the within written instrument, and that he with L. D. Wilkerson,

witnessed the execution thereof.

Sworn to before me this 25 day of NOV. 1935

J. R. Terry (L. S.)

Notary Public, S. C.

John B. Parks,

S. C. Stamps \$ _____ and .12 cents

Recorded January 6th 1936 at 10:40 o'clock A. M.