

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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

Morris Sperling lessee,

for the following use, viz: for the sale of dry goods, shoes and ladies ready to wear clothing notions and all other goods known as general merchandise the two story brick mercantile building #45 W/2 Main Street in Sountain Inn, South Carolina for the term of one year from March 1st 1940. Lessor agrees to give the lessee the privilege of renewing this lease from year to year for a period of five additional years, at the same rental. and the said lessee

in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Seven Hundred Twenty Dollars

per year payable \$35.00 monthly

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 parage or any other outside part of the building must be consented to by the lessor before being erected.

The above building being bounded by Main Street, Stewart-Jayler Hardware Company Alley, and W. L. Mc Knight. Lessor agrees to exchange that part of the show windows known as the returns, that part of the window from Main Street to front door of building for solid plate glass. In the event possession is taken by the lessee before March 1st 1940 the rent shall commence on the date of occupancy.

To Have and to hold the said premises unto the said lessee his executors and administrators for the said term. It is agreed by the parties herein 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 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 1 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 this 3 day of February 1940.
Witness: David Harrison Morris Sperling (SEAL)
Geo. P. Wench R. A. Edwards (SEAL)
(SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes David Harrison
and makes oath that he saw the within named Morris Sperling + R. A. Edwards
sign and seal the within written instrument, and that he with Geo. P. Wench
witnessed the execution thereof.

Sworn to before me this 9th
day of Feb. 1940
Geo. P. Wench (L. S.)
Notary Public, S. C.

David Harrison

S. C. Stamps \$ _____ and 20 cents

Recorded Feb. 17 1940 at 9 o'clock A. M.