

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

In consideration of the rental hereinafter mentioned, here granted, bargained and released and by these presents do grant, bargain, and lease unto _____ lessor,

_____ *H. C. Coan, Jr.* lessee,

for the following use, to wit: *the upper stairs apartment on West Washington Street, lower part of which buildings are occupied by Mrs. Price & Greenville Scale & Distillers* the
for the term of *three years*

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 *fourteen dollars*

per month Dollars _____

payable *at the end 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 parage or any other outside part of the building must be connected to by the lessor before being erected.

To Have and to hold the said premises unto the said lessee *at his* 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 *30 days* months written notice previous

to the time of the desired termination, but the destruction of the premises by fire or ~~accident~~ or other casualty, or ~~the expiration of the term~~ months arrear of rent, shall terminate this lease, ~~at the expiration of the term~~. 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 ~~causes~~ and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor ~~as set out in the lease~~.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this *3rd* day of *January* 19*41*.

Witness: *H. B. Harrison* *Wess Wilson* (SEAL)
Maddeline Davis *H. C. Coan, Jr.* (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes *Maddeline Davis* and makes oath that she saw the within named *Wess Wilson & H. C. Coan, Jr.* sign and seal the within written instrument, and that she with *H. B. Harrison*

witnessed the execution thereof.

Sworn to before me this *6th* day of *January* 19*41*
Walter Farnsworth (L. S.)
Notary Public, S. C.

Maddeline Davis

S. C. State Tax *88* cents

Recorded *January 6th* 19*41* at *3:45* o'clock *P. M.*