No. 167 FORM 2

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Henderson & McDowell, Agents for J. B. Reeves lessor,

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

C. L. Joyce lessee,

for the following use, viz: the building situated in the City of Greenville, S. C. and East Washington Street, and being known as no. 104 E. Washington St.

for the term of 5 (five) 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 Seven (forty five)

Dollars

per month payable in advance on the first consecutive month during said term at the expiration of said lease as above stipulated. Said rent beginning March 1st, 1942 and ending February 1st, 1947

~~The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires of the lessor the use of the premises for the business stated and not notice. The lessee further agrees that he should it look, it is also fully agreed that the roof is considered sound, and the lessor not to pay any damage for 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 conflict with the property or any other outside part of the building must be approved by the lessor before being erected.~~

To Have and to Hold the said premises unto the said lessee his heirs 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 sixty five years 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 one months arrear of rent, shall terminate this lease, ~~at the lessor's option~~. The lessee agrees 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 agrees to make the repairs, improvements or alterations in the premises without the written consent of the lessor ~~and such work without the lessor's written consent.~~

~~The lessee hereby acknowledges having a duplicate of this lease.~~

Witness our hands and seals this 2nd day of February 1942

Witness:

Quinlan Vandiver
H. D. Turner

Henderson & McDowell Agts (SEAL)
for J. B. Reeves
By J. B. Henderson (SEAL)
C. L. Joyce (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Quinlan Vandiver

and makes oath, that he saw the within named Henderson & McDowell, Agents for J. B. Reeves and C. L. Joyce sign and seal the within written instrument, and that he with H. D. Turner

witnessed the execution thereof.

Sworn to before me this 2nd day of February 1942
H. D. Turner (L. S.)
Notary Public, S. C.

Quinlan Vandiver

S. C. Stamps $ 1 and 38 cents

Recorded February 26th 1942 at 4:30 o'clock P. M.