

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Working Benevolent State Grand Lodge of South Carolina lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

A. H. Trammell lessee,

for the following use, to-wit: that certain space located at #107 East Broad Street, having dimensions of 17 feet 4 inches by 45 feet 7 inches net inside

for the term of three years, beginning December 1, 1942 and ending November 30, 1945.

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 Twenty (\$20.00) per month, payable monthly in advance, beginning Dec. 1, 1942

per month payable monthly

lessor is to furnish water.
The lessee hereby agrees to take the building lying 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 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. Tax 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 on the premises, under the provisions of this lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the present or any other outside part of the building may be consented to by the lessor before being erected.

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 three 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 fire months hereafter of rent, shall terminate this lease, if the lessee so desires. 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 caused by natural decay and wear to make no repairs, improve or alter the premises without the written consent of the lessor.

The lessee hereby acknowledges having a duplicate of this lease.
Witness our hands and seals this 28th day of November 1942
Witness: Alda Thompson (SEAL)
Verdee Young (SEAL)
W. E. Mattison, Pres. (SEAL)
R. H. Trammell (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Alda Thompson
and makes oath that he saw the within named N. E. Mattison
sign and seal the within written instrument, and that he with Verdee Young
witnessed the execution thereof.

Sworn to before me this 28
day of November 1942
A. W. Anderson (N. S.)
Notary Public, S. C. Alda Thompson



S. C. Stamps \$ and 32 cents.

Recorded Nov. 30 1942 at 11:08 o'clock A.M.