

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

*E. H. Roe*

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

*C. H. Smith*

for the following use, viz. *Building and premises at 1901 Buncumbel St., now occupied by lessee operating as City Printing Co., and more fully described as the right front lower room of the Bldg. also including room at rear of other side of Bldg. now used by the lessee as living quarters, and also the space in back half of the garage, with option of renewal at end of each year by lessee for the term of one year, with option of renewal at end of each year by lessee for four additional years.*

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 twenty Dollars per month 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 parapet or any other outside part of the building must be consented to by the lessor before being erected.

*It is understood and agreed that the lessee shall have the right to assign this lease to another party, provided the other party is the lessee or purchaser of the printing establishment now operated in and on said premises.*

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 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 3 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 month's year 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 30 day of June 1945

Witness: E. D. Mason (SEAL) J. H. [Signature] (SEAL)  
J. G. Leatherwood (SEAL)

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }

PERSONALLY, comes E. D. Mason

and makes oath that he saw the within named E. H. Roe sign and seal the within written instrument, and that he with J. G. Leatherwood witnessed the execution thereof.

Sworn to before me this 2nd day of July 1945  
J. G. Leatherwood (L. S.)  
Notary Public, S. C.

E. D. Mason

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

Recorded July 2nd 1945 at 12:00 o'clock M.

*For order of lease assign transfer and convey to Enoch C. Curran the within lease and all rights therein under, this July 4 1945*  
*Witness: E. H. Roe, J. G. Leatherwood*  
*Notary: J. G. Leatherwood*  
*Assignment Recorded July 2nd 1945 at 12:00 PM # 7448*