

LEASE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

Mr. A. G. Bulluck lessor,  
In consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

H. W. Hollaway lessee.

for the following use, viz: For a grocery store

the

property hereinafter described

for the term of three (3) years beginning this day, to wit, April 12, 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 five (25) dollars

per month payable in advance on the first 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 present or any other outside part of the building must be consented to by the lessor before being erected.

The property herein leased is described as follows:

That certain store building now occupied by Lewis & Price in the County and State aforesaid on left of Highway traveling eastward, behind First Baptist Church.

To have and to hold the said premises unto the said lessee, H. W. Hollaway and 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 three (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 the expiration of each months accrual 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 12<sup>th</sup> day of April 1945

Witness: Mr. J. J. Sandlin (SEAL) Mr. A. G. Bulluck (SEAL)  
H. W. Hollaway (SEAL) H. W. Hollaway (SEAL)

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

PERSONALLY, comes H. W. Hollaway

and makes oath that he saw the within named Mr. A. G. Bulluck and H. W. Hollaway

sign and seal the within written instrument, and that he with H. W. Hollaway witnessed the execution thereof.

Sworn to before me this 12<sup>th</sup> day of April 1945  
L. A. Mansfield (L. S.)  
Notary Public, S. C.

S. C. Stamps \$ 50 cents

Recorded Oct. 18 1945 at 12:36 o'clock P. M. 1945