

Page 3.

other improvements as he so desires, so long as the improvements meet the approval of the said lessor.

4. All repairs to the dining room, dwelling house, and other buildings on said premises are to be made by the lessee, and all equipment, such as tables, chairs, silver, etc., to be placed in the dining room are to belong absolutely to the lessee, said equipment not being permanent, but to be moved by the lessee at the expiration of his lease on said premises.

5. It is further agreed and understood that no timber is to be cut on the above premises to be used by the lessee for the carrying on of his business, but that the lessee is to buy all wood for both his business and home use.

6. It is further agreed and understood that the lessee is to pay one-half of the rental charged by the Southern Bell Telephone Company, on telephone line out to Rainola, to-wit: \$10.66; the total amount of said rental being \$21.23; said bill is to be paid in advance the first of each year.

7. It is further agreed and understood that the lessee, if he so desires, shall later associate another party, said party so associated with said lessee to be entirely satisfactory to the said lessor, with him in the carrying on of said business as his partner, but, under no circumstances, shall the lessee have the right to sub-lease the premises, or sell his business (or lease), to another party without the written consent of the lessor; said sub-lease, or sale, to be entirely satisfactory and acceptable to the lessor in every respect.

8. It is further agreed and understood that the lessor may sell the property at any time during the term of this lease, but in the event she should sell it, it is agreed that the lessee shall be reimbursed to the extent of the amount expended for improvements, said lessee being required to submit to the lessor all receipts for money expended for improvements. It is further agreed that the lessee is to have a first option to purchase the property.

9. It is further agreed and understood that all rental payments are to be made one month in advance, and should lessee get in arrears two (2) months with said rent, said lessor shall have the right to reenter said premises and take full possession of the same.

In witness whereof we have hereunto set our hands and affixed our seals this the 6th day of March, 1934.

Witness:

W. A. Bull

Frances Raines.

Mrs. J. O. Raines.  
Lessor

H. E. Goodman  
Lessee.

The State of South Carolina,  
County of Greenville.

Personally comes before me, W. A. Bull, who, upon oath, says; That he saw the above named parties sign the foregoing lease, and that he with Frances Raines witnessed the execution thereof.

Sworn to before me this the 2nd day of April, 1934.

Frances Raines (SEAL)

Notary public for S. C.

W. A. Bull.

S. C. Stamps \$1.04

Recorded this the 2nd day of April, 1934, at 10:30 A. M.