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THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

FORM NO. 17
Fant's Book Store, Anderson, S. C.

THIS INDENTURE, made and concluded at Greenville, S.C. this first day of September nineteen hundred and sixty five by and between Checker Cab Co., of Anderson, S.C., George L. Sosebee, President the Lessor of the first part and H. O. Whitman, of Route Two, Piedmont, S.C.

the Lessee of the second part, WITNESSETH, That the said Lessor—has granted and leased, and by these presents do grant and lease unto the said Lessee H. O. Whitman

The below described place of business:

Building located on Augusta Road known as Bessie's Place and more recently known as the Pink Elephant, a beer parlor.

with all the appurtenances thereto belonging: TO HAVE AND TO HOLD the same premises unto the said Lessee his Executors, Administrators and Assigns, for the full term of one year Commencing on The first day of September, 1965 and ending on The first day of September, 1966 yielding and paying therefor at the rate of Forty and No/100 dollars per month, payable in advance plus upkeep of building.

And the said Lessee his Executors, Administrators and Assigns, for and in consideration of the above letten premises, do covenant and agree to pay said Lessor or his Executor, Administrators and Assigns, the above rent in the manner herein required.

And it is further agreed that unless the Lessor give notice in writing to the Lessee previous to the expiration of the period herein specified by the Lessor of his desire to have possession of the premises, or to change the condition of the Lease after expiration, or the like notice be given by the Lessee to the Lessor of his intention to vacate the premises after such expiration, then it is hereby agreed that this Lease will be considered as extended and binding in all of its provisions for one year after such expiration; and so continue from year to year until such notice be given by either party previous to the expiration of such extended term. But the destruction of the premises by fire, or other casualty, shall terminate this agreement. It is understood that the Lessee shall make no repairs at the expense of the Lessor; and any alterations or improvements desired by the lessee at his own cost, must be done under the written sanction of the Lessor, and such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal. The Lessee shall make good all breakage of glass, and all other injuries done to the premise during his tenancy, excepting such as are produced by natural decay, ordinary wear and tear, and unavoidable accidents. And it is also agreed that the Lessee shall not convey this Lease or sub-let the premises without the written consent of the said Lessor.

And it is further stipulated and understood by the parties present, that if two month's rent shall at any time be in arrears and unpaid, the Lessor shall have the right to terminate this Lease, and it shall be lawful for him to re-enter and forthwith repossess all and singular the above granted and leased premises without hindrance or prejudice to his right to distrain for all rent unpaid at such period.

AND, lastly, it is agreed, that should said Lessee assign, transfer, sell, remove, or in any manner dispose of the goods and chattels within the above leased premises, then the entire amount of rent would accrue for balance of this lease and shall be considered as due and payable, and the Lessor shall be vested with the same rights as though the entire lease term had expired; but payment for the same shall entitle the said Lessee his Executors, Administrators and Assigns to all his rights of possession during the remainder of the leased period first above set out.

It is also agreed by Lessee that so long as D. L. Sosebee has his amusement machines left in said place of business that the Lessee is to pay to George L. Sosebee, owner of the equipment now in said place of business Five Dollars weekly (\$5.00). If at any time the Lessee removes these machines he is to void this lease.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

IN THE PRESENCE OF

J. S. [Signature]
James Melvin Craft

Checker Cab Co. of Anderson S.C.
Geo. L. Sosebee (Pres) (L. S.)
H. O. Whitman (L. S.)

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