WATKINS, VANA & COMPANY, INC., CHARLESTON, S. C. 7-47

STATE OF SOUTH CAROLINA,
COUNTY OF Charleston

This Indenture entered into, this the 2nd day of March, 1946, between Mary S. Postell by Wm. Goldsmith Jr. Agent of the first part, hereinafter designated Landlord, and Michael Cahaly of the second part, hereinafter designated Tenant,

WITNESSETH:

The said Landlord, has hereby let and rented to the said Tenant, and he has hired and taken from the said Landlord, the store adjoining North of Cahaly's Fruit Store on Princess St. Extension

Including Steam Heat ~~and Janitor service~~—Tenant to pay all light bills.

for the term of One year

to commence the first day of January, 1947, for which he is to pay the sum of Six Hundred Dollars, per annum

to be paid fifty Dollars, per month in advance on the first day of each month. It is further agreed and understood that the room is not to be used for other than office purposes, and that no sign shall be tacked or nailed to the outer walls of the building, but if signs are wanted they shall be painted on the windows. Tenant to have use of Cahaly's Fruit Store Toilet

It is further agreed that said premises shall not be sublet or this lease assigned without the written consent of the Landlord. Tenant to have use of Cahaly's Fruit Store Toilet

It is further agreed that if said premises shall be destroyed or so injured as to render them untenantable, all parties hereto from the time of such destruction or injury are released from the terms of this lease. Thirty days notice may be substituted for two years from the 1st day of March, 1947 of Tenant to Landlord

It is further agreed that if any rent shall be due and unpaid or if the tenant make default in or violate any of the covenants or agreements, terms or conditions in this lease, that thereupon, or within a reasonable time thereafter, the Landlord may terminate this lease, and without suit or process re-enter and re-take possession of said premises and remove all persons therefrom, and the Tenant hereby waives any and all notice from the Landlord of any such intention, or fact of termination, or if no such event occur, will at the end of the said period covered hereby, quit and surrender said premises in as good condition as reasonable use thereof will permit, except as above provided.

Upon the Tenant paying the said rent and at the times stated as above provided, the said Landlord hereby covenants that he may have quiet and peaceable possession of said premises.

In Witness Whereof, the parties hereto do bind themselves, their Executors, Administrators, Heirs and Assigns, and set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in Presence of

Chas. Cahaly
J. A. Smith
Dec. 1946
Witness Marian M. Goldsmith

Mary S. Postell by Wm. Goldsmith Jr. Agt. (SEAL.)
Michael Cahaly (SEAL.)
(SEAL.)

STATE OF SOUTH CAROLINA,
County of Charleston

PERSONALLY APPEARED J. A. Smith

who, upon oath says that he saw Mary S. Postell, by Wm. Goldsmith Jr. Agt. and Michael Cahaly

sign and seal the within written instrument, and that he, with Chas. Cahaly, witnessed the execution thereof.

Sworn to before me, this 2nd day of Dec. A.D. 1946.
J. Pinckney R. Bates (Seal)
Notary Public, S. C.

J. A. Smith