

State of South Carolina

County of Greenville

Miss Anna Rossitt, Lessor in consideration of the rental hereinafter mentioned, has granted, bargained and released, and by these presents does grant, bargain and lease unto S. M. Boynton, Lessee, for the following use, viz. Mercantile business, the storeroom at 1540 Cavellton Street, with stall and wagon storage space in stable in rear, for the term of Five (5) years, beginning May 1st, 1927, and running to May 1st, 1932, 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 Six Hundred Dollars (\$600.00) Per year, payable monthly (\$50.00) per month, payable at the end of each and every month, as it falls due.

The Lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the Lessee only requires of the Lessor the use of the premises for the business mentioned and for 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. The said Boynton, as Lessee, with reasonable promptness, at any time before or after the beginning of the lease, to make certain plumbing and other repairs to the sink in the store building and on the toilet plumbing and to the waterline into the store and repairs to the windows and upon the roofing as he deems necessary.

To have and to hold the said premises unto the said Lessee, his executors or 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 twelve months written