

State of South Carolina,
County of Greenville.

C. P. Armstrong, lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto V. M. Babb, lessee for the following use, viz.: Personal use or subrenting,

Lot on the East side of Main Street in Fountain Inn, S. C., upon which is situated a 1 story brick building, just completed. Lot fronts 17 feet on Main Street and runs back 150 feet to Alley, Bounded on the North by lot of Essie Holland Babb, or the East by Alley, on the South by Parnell lot and on the West by Main Street.

Three (3) years beginning April 1, 1929 and ending April 1, 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 One Hundred Twenty Dollars per year payable Ten Dollars per month

The lessee hereby agree 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 or 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 Lessor agrees to install electric light fixtures, One Lavatory and 1 commode which is to be enclosed (the lavatory and commode) neatly. This to be done within thirty (30) days from the beginning of this lease.

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 two (2) 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 months arrear of rent, shall terminate this lease, if the lessor so desires.

The lessee hereby acknowledges having a duplicate of this lease.
Witness our hands and seals the 9th day of March 1929

Witness:

B. L. Holland.
R. H. Bryant.

C. P. Armstrong. (SEAL)
V. M. Babb. (SEAL)

State of South Carolina.
County of Greenville.

Personally, comes B. L. Holland, and makes oath that he saw the within named C. P. Armstrong & V. M. Babb, sign and seal the within written instrument, and that he with R. H. Bryant, witnessed the execution thereof.

Sworn to before me this 5th
day of August 1930
O. B. Givens. (L.S.)

B. L. Holland.

Notary Public, S.C.

S. C. Stamps \$0.24

Recorded this the 5th day of August 1930 at 3:35 P. M.