

LEASE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

E. W. Carpenter lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Harry Katsion lessee,  
for the following use, viz.:

1 Building at 28 Laurens St., Greenville, S.C. the

for the term of Five years to begin July 1, 1935 and through June 1, 1940

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 Twelve Hundred

(\$1200.00) Dollars

per annuo payable \$200.00 per month in advance  
The lessee hereby agrees 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 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 purpose or any other outside part of the building must be consented to by the lessor before being erected.

It is understood that the lessee is to do all the remodeling and is also agreed that this work is done according to specifications from the City Engineer

To have and to hold the said premises unto the said lessee Harry Katsion executors and 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 one 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 accrue of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-let without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 20th day of May 1935

Witness: James C. Moore W. L. Vess  
P. R. Long & Co. Agents for (SEAL)  
E. W. Carpenter (SEAL)  
By P. R. Long (SEAL)  
Harry W. Katsion

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

PERSONALLY, comes W. L. Vess  
and makes oath that he saw the within named Harry Katsion, Paul R. Long,  
sign and seal the within written instrument, and that he with James C. Moore  
witnessed the execution thereof.

Sworn to before me this 25  
day of June 1935  
Paul R. Long (L. S.)  
Notary Public, S. C.

W. L. Vess

S. C. Stamps \$ and 48 cents

Recorded June 25th 1935 at 2:40 o'clock P. M.