

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

Minnie A. Stokes lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

G. G. Power lessee,

for the following use, viz.: Mercantile purposes only.
Store Building situated at 501 E. McRee Ave, the
Greenville, S.C.

for the term of Three (3) years from December 1st, 1935 to December 1st,
1938

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 Two Hundred Forty

Dollars.
per year payable Monthly 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 parapet or any other outside part of the building must be consented to by the lessor before being erected.

To Have and to Hold the said premises unto the said lessee G. G. Power
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 two months written notice prior 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 three months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breaks, and other injuries due to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations to the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 2nd day of December 1935

Witness: Juanita Henderson (SEAL) Minnie A. Stokes (SEAL)
C. C. Stokes (SEAL) G. G. Power (SEAL)

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

PERSONALLY, comes P. C. Stokes
and makes oath that he saw the within named Minnie A. Stokes and G. G. Power
sign and seal the within written instrument, and that he with Juanita Henderson
witnessed the execution thereof.

Sworn to before me this 2nd
day of December 1935
F. B. Pinson (L. S.)
Notary Public, S. C.

S. C. Stamps \$ 32 cents

Recorded December 2nd 1935 at 12:35 o'clock P. M.