

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

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

R. F. Nash lessee,
for the following use, viz: Coal Yard, etc

lot on Hunt Ave East with no recourse on me the

for the term of this lease which is not transferable
for a period of five years

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 fifty

Dollars
per year payable annually when taxes are due in

addition to repairs or improvements he may make on his own account.
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 parquet 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 R. F. Nash and his
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 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 twelve months arrear 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-rent without the lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 23rd day of July 1938

Witness: A. J. Sullivan (SEAL)
Boyce Wilson (SEAL)
E. L. Nash (SEAL)
R. F. Nash (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes A. J. Sullivan
and makes oath that he saw the within named E. L. Nash and R. F. Nash
sign and seal the within written instrument, and that he with Boyce Wilson
witnessed the execution thereof.

Swoon to before me this 23rd
day of July 1938
Ludwig S. Dargatzis (L. S.)
Notary Public, S. C.

A. J. Sullivan

S. C. Stamps \$ 1.12 cents

Recorded January 23 1939 at 4:15 o'clock P. M.