

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

Mrs. M. L. Jackson Lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

J. R. Hicks lessee,  
for the following use, viz: The operation of a beauty shop and affiliated purposes the Black Building located at 229 Augusta St., Greenville S.C. for the term of Five (5) years from the date of this lease.

and the said lessee in consideration of the use of said premises for the said term, premises to pay the said lessor the sum of Sixty and no/100 (60.00) Dollars.

per Month payable on the 10th day of each month beginning as of the 10th day of Dec. 1939 and each month thereafter during the term of this lease. 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 at 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.

It is understood and agreed in further consideration of the lease of the building hereinafter referred to, that the lessee shall have an option on said building for the sum of \$5,500.00 cash for a period of thirty (30) days from the date of this lease and thereafter shall have the right to the first offer and refusal to buy the premises at a price set by the lessor. It is further agreed that the lessor will, in case of the discontinuance of the furnishing of heat by Charles Bank, furnish a good method to heat said building; this to include fuel. The description of the premises sole as to which store building owned by Augusta St. Charles Bank and known as No. 229 Augusta St. where he now operated the Lucile Beauty Salon.

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 (1) 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 one (1) 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 lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 18 day of Dec 1939

Witness: J. L. Bagwell, Jr. (SEAL) Mrs. M. L. Jackson (SEAL)  
W. B. Mauldin (SEAL) J. R. Hicks (SEAL)

J. L. Bagwell, Jr. PERSONALLY, comes and makes oath that he saw the within named Mrs. M. L. Jackson sign and seal the within written instrument, and that he with W. B. Mauldin witnessed the execution thereof.

Sworn to before me this 18 day of Dec 1939  
Howell Pinn (L. S.)  
Notary Public, State of S.C.  
My Comm. in Expiry June 20, 1942  
S. C. Stamps \$ 1 and 44 cents



J. L. Bagwell, Jr.

State of South Carolina, County of Greenville, Greenville, S.C. 1939. I, the undersigned, a Notary Public for the State of South Carolina, do hereby certify that the within instrument was signed and sealed by the parties named herein on the day and date therein expressed, and that the same is a true and correct copy of the original as the same appears to me. My Commission in Expiry June 20, 1942.