LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

The Estate of N. B. Poe lessor,

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

Belk-Simpson Company lessee,

for the following One store room and basement on West McBee Avenue, the address being 17 W. McBee Avenue formerly occupied by the Greenville City Water Works, and Heyward Cuttino Cleaners

for the term of Three (3) years with the privilege of refusal

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 & no/100 Dollars per month payable monthly, beginning April 1st 1941 the said lessee to take the said building as is and to make all alterations ~~at their own expense~~ the lessee further agrees to keep ~~the premises in good repair and at the expiration of the lease~~ ~~this lease hereby granted the said building shall be left in good order, except as herein otherwise provided upon in writing and the lessee only repairs 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 shall 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.~~

~~In the business in dispute or the premises vacated after the expiration of six months then the whole of the unexpired time becomes immediately due and payable.~~

~~Outside signs of a permanent character may be placed on the premises by the lessee and part of the building must be considered to be the lessor before in the street.~~

To Have and to Hold the said premises unto the said lessee their 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 shall give 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 six (6) 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 ~~and will not without the lessor's written consent~~

~~The lessee hereby acknowledges having a copy of this lease.~~

Witness our hands and seals this 17th day of March 1941.

Witness: Roy D. Williams
C. L. Bradley
Carolyn A. Hawkins

Belk-Simpson Company (SEAL)
By W. D. Simpson, M. D. Lance (SEAL)
Estate of N. B. Poe, Lessor (SEAL)
By N. B. Poe Jr. Executor
By W. M. Poe, Executor

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Roy D. Williams & C. L. Bradley and makes oath that he saw the within named Estate of N. B. Poe by N. B. Poe Jr. & W. M. Poe Ex. and Belk Simpson Co. by W. D. Simpson sign and seal the within written instrument, and that they with Carolyn Hawkins witnessed the execution thereof.

Sworn to before me this 4 day of April 1941
Carolyn A. Hawkins (L. S.)
Notary Public, S. C.

NOTARIAL SEAL

Roy D. Williams
C. L. Bradley

S. C. Stamps $1 and 44 cents

Recorded April 14th 1941 at 3:25 o'clock P. M.

#5671