

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

I, E. M. Silstrap,

in consideration of the rental hereinafter mentioned, have granted, assigned and released and by these presents do grant, bargain, and lease unto W. W. Bradley ^{lessor,}
Bradley, one room store house, frame construction 14 by 40 feet ^{lessee,}
on Cedar Lane Road
for the following use, viz.:

the
for the term of one year from date with option of four additional
years at expiration of one year

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 Three (\$4.00)

per week payable in

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 on the premises wanted 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 present or any other outside part of the building must be consented to by the lessor before being erected.

It is specifically understood that the lessor is to
make all repairs to said building.

To Have and to hold the said premises unto the said lessee W. W. Bradley
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 arrears 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 27th day of October 1941.

Witness: E. M. Silstrap (SEAL)
Geraldine Welch (SEAL)
Hubert E. Nolan (SEAL)

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

PERSONALLY, comes Geraldine Welch
and makes oath that he saw the within named E. M. Silstrap
sign and seal the within written instrument, and that he with Hubert E. Nolan

witnessed the execution thereof.

Sworn to before me this 27th
day of October 1941
Hubert E. Nolan (H. S.)
Notary Public, S. C.

Geraldine Welch

S. C. Stamps \$ and 12[¢] cents

Recorded Oct. 29 1941 at 11:55 o'clock A.M.