

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

G. A. Ellison

Tessor

in consideration of the rental hereinabove mentioned, have granted, bargained and sold and by these presents to grant, bargain and lease unto

S. B. Bull & Genevieve A. Bull

for the following use, viz., all stages, fish houses, equipment, furniture and other chattels now or then in the possession of the lessor, together with the right to use the same, it is intended to except, being located at the Piercing Peepo, Greenville, S. C., for the term of years aforesaid, commencing on the 1st day of July 1942, ending January 1, 1943.

in consideration of the use of said premises for the said time aforesaid to pay to said tessor the sum of \$125.00 per month, and the said lessees shall remain

fully responsible

for all damage to the building, fixtures, furniture, equipment, machinery

and such fixtures as may be required to maintain the building in good repair, and the sole responsibility of the lessor for the use of the business furnished, save as otherwise herein agreed, to repair the same should it become necessary, it is also fully agreed that the lessor is bound to furnish and the lessees are to pay any damages from him which may occur due to the premises for any damage other than hereinafter set forth, caused by the lessee or his agents, servants or employees in the course of their business.

It is further agreed that the premises shall be paid before the expiration of the term when the whole of the unexpired time becomes immediately due and payable.

Outlets, signs, to be erected and maintained with the general or any other suitable part of the building must be controlled by the lessee, nothing impairing the right of the lessor to require that any outlet, sign or other fixture or device be removed, taken down or altered, if the same interfere with the use of the building or add to expense or damage to the building, or if the same are deemed to be dangerous or injurious to the health of persons using the building, or if the same are deemed to be a public nuisance, or if the same are deemed to be a violation of any law or ordinance.

It is further agreed that the lessor shall, during the term, keep up and repair the building, structures, fixtures, equipment, machinery, and other property belonging to the lessee, and shall make good all damage done to the same by fire or explosion, or by lightning or other casualty, or to the time of the final termination of the lease, but the deduction of the premises by fire or explosion, or by lightning or other casualty, or

the monthly amount of rent, shall remain the same. The lessor agrees 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 unless to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals the 8th day of July 1942.

Witness:

Walter A. Chandler, Jr.

J. A. Ellison (SEAL)
S. B. Bull (SEAL)
Genevieve A. Bull (SEAL)

A. B. Stamps 40

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes

H. A. Chandler and makes oath that he saw the within named *J. A. Ellison, S. B. Bull and Genevieve A. Bull* sign and seal the within written instrument, and that he witnessed the execution thereof.

Sworn to before me this

day of *July 8th 1942*
Notary Public, S. C.

S. C. Stamps \$ and 40 cents

Recorded *July 8th* 1942 at 11:35 o'clock A.M.

of and when the option herein set forth is exercised, it will be due H. A. Chandler the regular \$30
President July 8th 1942 at 11:35 A.M.

J. A. Ellison, Jr.