

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

I, Harold B. Gelschall lessor,
in consideration of the verbal hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

H. T. Furkerson lessee,

for the following use, viz.: the store building located at 20 1/2 West State Street, Greenville, S.C. formerly known as the County Store, the building to be the new one on this location of a brick store and meat market
for the term of three (3) years beginning October 25, 1945 with the option to renew for the building for two (2) succeeding years

and the said lessee in consideration of the use of said premises for the said term, covenants to pay the said lessor the sum of Twenty and no/100

(\$20.00) Dollars per month payable on the 25th day of each month

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 named 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 annex with the prospect or any other outside part of the building must be consented to by the lessor before being erected.

The lessee is to erect within the said premises any and all signs and what is not, and the cost of the signs hereby are payable by the lessee in to be paid the first month of each month.

To Have and to hold the said premises unto the said lessee H. T. Furkerson 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 30 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 30 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-let without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 24th day of October 1945
Witness: Harold B. Gelschall (SEAL)
H. T. Furkerson (SEAL)
H. T. Furkerson (SEAL)

S.C. Stamps 60¢

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Archie A. Pearson
and makes oath that he saw the within named Harold B. Gelschall and H. T. Furkerson
sign and seal the within written instrument, and that he with H. T. Horton
witnessed the execution thereof.

Sworn to before me this 24th
day of October 1945
W. C. Horton (L. S.)
Notary Public, S. C.

S. C. Stamps \$ 60 and 60 cents

Recorded Oct 26 1945 at 11:38 o'clock A. M.