

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Working Benevolent State Grand Lodge of South Carolina Lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
A. H. Hammell Lessee,

for the following use, to-wit:

the
store building located at 2107 East Broad Street, and store room in back of 2107 East Broad Street
for the term of five years, beginning December 20, 1945 and ending December 20, 1950 with the option to renew lease

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 forty \$40.00 per month
beginning Jan. 20, 1946 Dollars

per lessor is to furnish water payable

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 sand 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 desire and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the term 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.

To have and to hold the said premises unto the said lessee,
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 five 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 12 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 all 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 this eleventh day of December 1945

Witness:
Isaac White
Montez Collins
M. E. Matthews (SEAL)
for Working Benevolent State Grand Lodge of South Carolina (SEAL)
A. H. Hammell (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Isaac White
and makes oath that he saw the within named M. E. Matthews
sign and seal the within written instrument, and that he with Montez Collins
witnessed the execution thereof.

Sworn to before me this 11th
day of Dec. 1945
M. C. Nickliffe (N. S.)
Notary Public, S. C.

S. C. Stamps \$ 96 cents

Recorded December 11th 1945 at 4:15 o'clock P. M.