VOL. 457 FORM 3

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

S. H. Symmes, lessor,

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

W. P. Brown, lessee,

for the following use, viz.: Lease to reserve for business building and warehouse

the

premises known as the northeast corner of Main and Court streets, recently occupied by Sears Roebuck and Co.

for the term of Six (6) months from date, namely, April 1, 1946 and ending September 30, 1946

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 hundred sixty

dollars ($360) Dollars

~~per~~ for the six months term payable of the lease Payable $60.00 monthly

in advance

The lessor 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 parapet or any other outside part of the building must be consented to by the lessor before being erected.

Lessee agrees to give lessor reasonable access to all parts of the leased premises during the term of this lease, and to have performed any repairs, changes, improvements and factory inspections required by the rules, regulations, orders and directions of public authorities. It is agreed that the premises are in good condition and the lessee shall not pay any damages for leaking roof or other defects.

To have and to hold the said premises unto the said lessee, his heirs, 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 Two (2) 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 Two (2) 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-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 30th day of March 1946.

Witness:

Mary L. Shaw — S. H. Symmes (SEAL)

Samuel C. Todd — By R. M. Crim, Agent (SEAL)

W. P. Brown (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Samuel C. Todd

and makes oath that he saw the within named W. P. Brown, Agt. for S. H. Symmes and W. P. Brown sign and seal the within written instrument, and that he with Mary L. Shaw witnessed the execution thereof.

Sworn to before me this 30th day of March 1946

Mary L. Shaw (L. S.) Notary Public, S. C.

Samuel C. Todd

NOTARIAL SEAL

S. C. Stamps $ and .36 cents

Recorded March 30-46 1946 at 11:25 o'clock A. M.

N. S. P.

For Amendment to this lease see Deed Book 174 at Page 334