

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Mrs. Sarah W. Thackston lessor,
in consideration of the rental hereinafter mentioned, here granted, bargained and released and by these presents do grant, bargain, and lease unto
T. H. Mitchell lessee,

for the following use, viz: Bakery Shop
one story store space located at # 16.25 on the East
side of Augusta Road

for the term of two years beginning June 1, 1946 and ending May
31, 1948

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) Dollars
per month payable monthly in advance

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 or the premises vacated 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 purpose 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, 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 days months written notice previous to the time of the desired termination, but the destruction of the premises by fire or sinking or until for occupancy or other casualty, or 30 days months accrual of rent, shall terminate this lease, at 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 1st day of June 1946

Witness:
J. Morgan Goldsmith T. H. Mitchell (SEAL)
Nelle B. Austin The Wm. Goldsmith Co. (SEAL)
By B. H. Trammell Agt. (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }
PERSONALLY, comes J. Morgan Goldsmith
and makes oath that he saw the within named T. H. Mitchell
sign and seal the within written instrument, and that he with Nelle B. Austin
witnessed the execution thereof.

Sworn to before me this 22
day of May 1946
Nelle B. Austin (L. S.)
Notary Public, S. C. J. Morgan Goldsmith

S. C. Stamps \$ _____ and .96 cents
Recorded September 18th 1946 at 2:17 o'clock P. M.