

State of South Carolina,  
County of Greenville.

Agreement made and entered into this the 14th day of July, A. D. 1942, by and between R. L. Ford, of the first part; and Ernest L. Crawley, of the second part, witnesses:

That for and in consideration of the monthly rental of thirty dollars to be paid each month during the tenancy by the second party, the first party hereby leases and lets to the said second party for a period of eighteen months from August 1st, 1942, that certain brick one-story store situate in the forks of the old Chick Springs Road and the National Highway No. 29, about one-fourth mile west of the limits of the City of Greer, and the lot on which such building is situate, and with the privilege and option to the second party to renew this lease and contract for another like period of eighteen months from the expiration of the first 18 months from August 1, 1942, at the same rental and on the same terms as herein stated, upon giving to the first party sixty days notice before the expiration hereof of such intention and desire to so renew. A second renewal of a like period at the expiration of the first renewal may also be had upon the same terms, or such other terms as may then be agreed upon, upon the giving of at least sixty days and not more than ninety days notice of such intention and desire, from the second to the first party.

The first party is to keep the said building and premises in a usable condition for the purposes of the business of the second party, and upon failure so to do, the second party may have such done and charged to the rent due hereunder.

The second party is to take all reasonable and proper care of the said building and premises, pay the said rental at the times agreed and repair and replace any and all breakage and damage to the building and/or premises caused by the acts of the second party, or his agents and servants, customers and guests. However, the entire destruction of, or material damage to the said building by fire or other casualty, to at once end and determine this agreement, and neither party hereto would in such event be under any obligations further hereunder to the other.

Should the second party at any time be in arrears of such rental for two or more months, the first party, his agents or servants, or anyone designated by the legal authorities, may forthwith demand and re-enter possession of the said premises for and on behalf of the first party, with all rights reserved for the collection of such arrears of rent. Bankruptcy of the second party will upon the sale of his stock of goods and fixtures, end and terminate this agreement.

The second party may sublet the said building and/or premises, or any part thereof, only by and with the consent of the first party. Any additions to or alterations or modifications of this agreement to be entered in writing and signed by the parties hereto.

This agreement is binding upon and is intended to enure to the benefit of the respective parties hereto, their respective heirs, executors, administrators and assigns.

In Witness whereof, the parties hereto hereunto subscribe their names in duplicate this the day and year first herein written.

Signed, sealed and delivered  
in the presence of:

W. D. Gaddi  
L. E. Wood

R. L. Ford (L. S.)

Ernest L. Crawley (L. S.)

State of South Carolina,  
County of Greenville.

Personally appeared W. D. Gaddis and made oath that he was present and saw the above named R. L. Ford and Ernest L. Crawley, each, sign, seal and as their respective act and deed, deliver the foregoing agreement and contract for the uses, and purposes mentioned; and that deponent, together with L. E. Wood witnessed the due execution of the same.  
Sworn to before me this the 14th day of July, A. D. 1942.

L. E. Wood (L. S.)

W. D. Gaddi

Notary Public for S. C.

S. C. Stamps 24¢

Recorded July 16th, 1942 at 3:30 P. M. #7801 BY:E.G.