

same rental from the owner of the said real estate. The privilege is granted to the Lessee to move upon the premises and commence operation before November 1, 1944, should he so desire and in this event, he is given free rent through October 31, 1944.

The agreed upon rental to be paid by the Lessee and accepted by the Lessor is One Hundred and Fifty (150) Dollars per month, except as above stated, payable monthly in advance between the 1st and 10th day of each and every month during the life of this lease. The Lessor acknowledges the receipt of One Hundred and Fifty (150) Dollars this day paid by the Lessee, which sum is the rent for the month of November, 1944.

The Lessee accepts the buildings and equipment as being in good and satisfactory condition, except that the Lessor agrees that should the electrical equipment require any work to be done to provide proper current that the Lessor will pay for such work up and for Twenty-four (24) hours after the said equipment is tested by the Lessee. Except as above stated, the Lessee is to maintain and operate all equipment at his own expense and on the expiration of his lease or earlier surrender of the property, shall deliver to the Lessor all buildings and personal property leased in as good condition as they now are, reasonable wear and tear excepted.

Receipt is acknowledged by the Lessor of One Hundred and Fifty (150) Dollars this day deposited by the Lessee as a Bond against damages to the equipment and other properties rented. Upon the termination of this lease, or earlier surrender, this amount is to be refunded to the Lessee, less however any amounts due for damages to the properties or unpaid rent.

It is understood and agreed that the Lessee is not to operate under the name of the Dixie Hot Shop, but is to preserve the sign now erected on said property, with the privilege of covering the same or any part of the same. It is also understood and agreed that this lease is not to be assigned, transferred or subleased by the Lessee without the written consent of the Lessor. It is also understood and agreed that failure to pay rent when due shall at the option of the Lessor forfeit all rights under this lease and that failure to pay is mutually agreed to mean failure to pay in advance by the 10th day of any month.

The Lessor in consideration of the above and other valuable considerations, does hereby grant unto the Lessee an option to purchase the properties herein leased with the exception of the land, for the sum of Eight Thousand (8,000) Dollars payable in cash or upon terms satisfactory to both parties. The term of this option is for Six (6) months commencing November 1, 1944. The Lessor also agrees that should the Lessee exercise his option that he shall receive a credit of \$40.00 per month, commencing November 1, 1944, said credit to be applied on the purchase price of \$8000.00.

IN WITNESS WHEREOF we have hereunto set our Hands and Seals in Duplicate this the day and year above written.

Peter Delaney  
Mrs. Helen G. Pauls  
W. D. Workman  
Ida Cunningham

John Angel (L. S.)  
Lessor

J. H. Davidson (L. S.)  
Lessee.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Ida Cunningham, who, being first duly sworn, says that she saw J. H. Davidson sign, seal and as his act and deed deliver the within written Lease with Option to Purchase and that she with W. D. Workman witnessed the execution thereof.

Sworn to before me this the 17th day of October, 1944.

Ida Cunningham

W. D. Workman (L. S.)

Notary Public for South Carolina