

TITLE TO REAL ESTATE

46782 PROVINCE-J. HEARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

L E A S E

THIS AGREEMENT MADE and entered into this 25th day of August, 1945, by and between Corrie H. Roseman, of Simpsonville, South Carolina, hereinafter referred to as Lessor, and K. J. Altom and R. W. Altom, of Greenville, South Carolina, do-business as Altom's Market, hereinafter referred to as Lessees,

W I T N E S S E T H

In consideration of the payments made and to be made by the Lessees hereinafter provided and of the covenants of the Lessees hereinafter set forth, the Lessor does hereby lease and demise unto the Lessees all that lot on the north side of Pendleton Street, known and designated as No. 30 Pendleton Street, having a frontage of 22.5 feet on said Pendleton Street and having a depth of 100 feet.

TO HAVE AND TO HOLD unto the Lessees for and during the term of three (3) years, commencing on January 1, 1946, or if prior possession can be had before that date, then to commence on date of possession, or in the event that possession cannot be had by January 1, 1946, then as soon thereafter as possession may be had, and to commence on date of possession, to run for the said three years from the date of possession.

The Lessees do hereby covenant and agree to pay to the Lessor a rental of One Hundred (\$100.00) Dollars per month throughout the term of this lease, said rental to be paid monthly in advance beginning on day of possession.

The Lessees agree to pay all water, gas, power and electric light charges for all water, gas, power and electric lights used on said premises during their occupancy hereunder and shall heat the premises at their own expense.

The Lessees further covenant and agree to pay any expense of redecorating, painting and any other changes that they might desire so as to fix the interior of the building in form for the purposes of using said building for a market.

The Lessor covenants and agrees to make at her own expense any cost of repairs, painting or general up-keep to the exterior of said building so far as to keep it in a tenantable condition.

The Lessees do further covenant and agree that they will not do or permit to be done on said premises anything which may render void or voidable any policy for insurance of said premises against fire, nor which may render any increase or extra premium payable for such insurance, and Lessees covenant and demise premises in good condition and will deliver up said premises in as good condition as they were at the beginning of said term, reasonable wear and tear excepted.

Should the building on said premises be destroyed or so damaged by fire as to be rendered unfit for occupancy the rental herein provided, or a proportionate part thereof, shall be abated until said premises shall be restored by the Lessor, or this lease may, at the option of the Lessor, be declared terminated.

In the event of bankruptcy of the Lessees or in the event they should be placed in the hands of a Receiver or should make an assignment for the benefit of creditors, the Lessor may, at her option, declare this lease immediately terminated and may take possession of the premises.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals this the day and year first above written.

In the Presence of:

F. M. Brown

W. A. Chandler
As to Lessor.

W. A. Chandler

Patrick C. Fant
As to Lessees.

Carrie H. Bozeman (LS)
Lessor

Mrs. Kate J. Altom (LS)

R. W. Altom (LS)