

VOL. 317 PAGE 91

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)L E A S E40 AM OLLIE FARNSWORTH
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KNOW ALL MEN BY THESE PRESENTS THAT I, Bessie G. Manos, hereinafter designated as the lessor, for and in consideration of, the rental hereinafter specified, do grant, bargain and release, and by these presents do grant, bargain and lease unto W. B. Jones, hereinafter designated as the lessee, the store building situate at No. 111 College Street in the City of Greenville, County and State aforesaid, for the purpose of his occupying the same in connection with conducting his present business for the term of two (2) years from September 15, 1947, and the said lessee, in consideration of the use of the premises for the term designated, promises and agrees to pay to the lessor the sum of ONE HUNDRED (\$100.00) DOLLARS per month as rental therefor, payable on the 15th day of September, 1947 in advance, and on the 15th day of each succeeding month thereafter for the full term of this lease. In the event that the lessee should become in default in the payment of his rent for a period of thirty (30) days, this lease shall terminate immediately.

The lessor agrees that she will maintain the roof of the building in a satisfactory condition at her own expense and it is mutually agreed that the responsibility for the maintenance of the remainder of the building in a tenantable condition shall be assumed by the lessee.

The lessee agrees that he will pay his own electric and water expenses and arrange and pay for his own heat.

The lessee further agrees that he will not sublet the premises, or any portion thereof, without the written consent of the lessor, and the lessor agrees that she will give her consent to sublet unless in his discretion it appears that the occupancy by the proposed sub-tenant would be in competition with, or injurious to, other tenants, and tend to depreciate the value of the adjacent property.

The lessee further agrees that he will not make any structural changes in the premises without the written consent of the lessor. If the lessee should make any structural changes or any other changes of any kind whatsoever, he agrees to restore the premises to its original condition, at his own expense at the option of the lessor, upon the termination of this lease.

