

State of South Carolina,

County of Greenville



Mrs. Amil Pike, Buncombe Rd. lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain; and lease unto J. R. Boynton and Mrs. V. L. Cobb

lessee
for the following use, viz: Rainbow Grill ~~and premises~~ To be used as a Cafe.

the
for the term of Two years. (Beginning August 15, 1949 and ending Aug. 15, 1951)

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
Fifty-Five and No/100 (\$55.00) Dollars
per Month payable 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 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 parapet or any other outside part of the building must be consented to by the lessor before being erected.

It is understood and agreed that the Lessee, J. R. Boynton and Mrs. V. L. Cobb agrees to make all minor repairs and to paint outside and and inside building as desired and keep the building in good condition at all times.

Also, it is further agreed that the Lessor, Mrs. Amil Pike agrees to make all major repairs.

To Have and to Hold the said premises unto the said lessee J. R. Boynton and Mrs. V. L. Cobb executors or 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 men-

tioned give to the other party one months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one months arrear of rent, shall terminate this lease, if 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-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15th day of August 1949

Witness:
Frank L. McAlister
Fred E. McAlister

Mrs. V. L. Cobb (SEAL)
J. R. Boynton (SEAL)
Mrs. Amil Pike (SEAL)
(SEAL)

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PERSONALLY, comes Frank L. McAlister

and makes oath that he saw the within named Mrs. V. L. Cobb and J. R. Boynton sign and seal the within written instrument, and that he with Fred E. McAlister

witnessed the execution thereof.

Sworn to before me this 15th

day of Aug 1949

Fred E. McAlister (S.)
Notary Public, S. C.

Frank L. McAlister

Recorded August 23rd, 1949 at 9:21 A. M. #19868