

FILED
GREENVILLE CO. S. C.

DEC 14 8 46 AM 1950

LILLIE FARNSWORTH
R. M. C.

State of South Carolina,

County of Greenville

M. E. Madden

lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto W. M. Kay, Jr

lessee
for the following use, viz.: Operating Retail Grocery

the
Store Room and the complete Fixtures as they now stand, located at
No. 1 Gordon Street, Greenville, S.C.

for the term of Five Years Beginning October 16th 1950

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

Forty (\$40.00)

Dollars

per Month payable on the First day of each month in advance

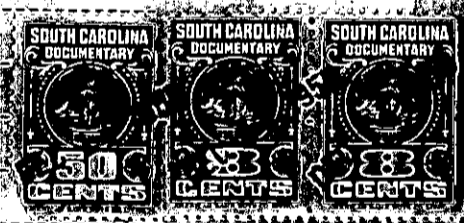
The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered 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.

Lessor is to Keep the Building and keep the Building in Good or Fair conditions at all times, Lessee is to Keep the Fixtures up and in good or Fair Conditions.

It is also agreed that in the event the Lessee is called into service the Lessor will Purchase all stock on hand from the Lessee at Retail Price less 18% Provided the lessee is called into service within the next six months after date.



To Have and to Hold the said premises unto the said lessee 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 mentioned 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 16th day of October 1950

Witness:
L. J. McCauley
P. B. McCauley

M. E. Madden (SEAL)
W. M. Kay Jr (SEAL)
(SEAL)
(SEAL)
(SEAL)

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