

State of South Carolina

County of GREENVILLE

APR 6 9 47 AM 1961

*Approved as to form*

G. J. SCARR

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto **Mill Fabrica, Inc.**

for the following use, viz.: **Store**

Ground floor store situated next to the southwest corner of N. Paris Road and Augusta Street - Approximately 30' x 100' for the term of **Three (3) years beginning January 1, 1960, first year \$250.00 per mo., Second year \$275.00 per month and Third year \$300.00 per month with option to renew for two(2) years at \$300.00 per month.**

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of **\$250.00 1st year, \$275.00 second year, \$300.00 third year** 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.

**Lessor agrees to cover floor with asphalt tile, paint interior walls to lessee's specifications, install heating and air conditioning equipment and service same for first year and install 24 - 8 foot fluorescent strip lighting fixtures with tubes. It is further understood and agree that lessor will maintain roof and outside walls, lessee will maintain interior and heating and air conditioning after first year.**

To Have and to Hold the said premises unto the said lessee, **Mill Fabrica, Inc.** 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 **2** 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 **1** 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 **23rd** day of **October**, 19 **59**

Witness:

*Henry V. Garbrough*  
*Walter B. ...*  
*Eunice D. Shelton*  
*Schaf B. ...*

**MILL FABRICS, INC.** (SEAL)  
BY: *Charles Collier* (SEAL)  
**Charles Collier, Pres.** (SEAL)  
*[Signature]* (SEAL)

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*For Assignment of Lease See Deed Book 671 Page 463*