

State of South Carolina
County of Greenville.

L. H. H. Griffin lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto Mrs. Georgia C. Starnes, lessee, for the following use, viz: Pressing Club, the store room at 137 W. Coffee St. for the term of One year, commencing on the Fifteenth day of February, 1925 ending the fifteenth day of February, 1926 (with privilege of leasing for another year ending the fifteenth day of February 1927 on same terms 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 Twenty five (\$25.00) Dollars per month payable monthly on the fifteenth day of each and every month in advance, the lessee hereby agree 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. That of the premises for any business other than herein called for shall cause 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.

No signs or lettering to be put on the walls of the building. (It is understood that this lease covers only the front division of the store room from the partition to the front on W. Coffee street.)

To have and to hold the said premises unto the said lessee her 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 month's 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 the months arrears 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 lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 12th day of February - 1925.

Witness

R. B. Deane
J. A. McElroy

H. H. Griffin (Seal)
Georgia C. Starnes (Seal)

State of South Carolina
County of Greenville

Personally comes R. B. Deane and makes oath that he saw the within named Georgia C. Starnes sign and seal the within written instrument and that he with J. C. McElroy witnessed the execution thereof.

Sworn to before me

12 day of February, 1925

James C. McElroy, S. S.

notary Public, S. C.

R. B. Deane.

Recorded February 13th, 1925.

END OF DOC