

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Mrs. Nell K. Hopkins lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
Robert W. Alton lessee,

for the following use, viz.: meat market and grocery the

for the term of one year beginning January 1st 1938 to
January 1st 1939

and the said lessee
in consideration of the use of said premises for the said term, promise to pay the said lessor the sum of Seventy Five (75⁰⁰)

Dollars
per month payable

The lessee hereby agrees to take the building and as it stands unless otherwise agreed upon in writing, and the lessee may 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 the 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 on the premises wanted 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 present or any other outside part of the building must be consented to by the lessor before being erected.

The lessor, Mrs. Nell K. Hopkins, agrees to give
the lessee, Robert W. Alton, first chance to rent
this building at the expiration of this lease
(Jan 1st, 1939)

To Have and to hold the said premises unto the said lessee, Robert W. Alton
executors and 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 two 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 months accrue 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-let without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.
Witness our hands and seals this 31 day of August 1937.

Witness: J. E. Sims (SEAL)
Harold C. Hammond Mrs. Nell K. Hopkins (SEAL)
Robert W. Alton (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE
PERSONALLY, comes Harold C. Hammond
J. E. Sims and Harold C. Hammond

and makes oath that he saw the within named Mrs. Nell K. Hopkins & R. W. Alton
sign and seal the within written instrument, and that he with Harold C. Hammond
J. E. Sims witnessed the execution thereof.

Sworn to before me this 31 day of August 1937.
J. E. Sims (N. S.)
Notary Public, S. C. Mrs. Nell K. Hopkins
R. W. Alton
Harold C. Hammond

S. C. Stamps \$ 36 cents

Recorded Jan 20th 1938 at 2:15 o'clock P. M.