

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville

I Jane S. Hammond lessor,
in consideration of the verbal agreement mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
W. J. Jackson lessee,

for the term of seven (7) months, beginning March 1st 1941 and ending Sept. 30, 1941
the property known as apartment 92 of the Hammond
Apartment, located at the corner of Mills Avenue and Elm Street, city of Greenville, South Carolina for the term of seven (7) months, beginning March 1st 1941 and ending Sept. 30, 1941

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 Four Hundred Fifty five
Dollars.

payable eighty five dollars per month on the first of
each and every month, beginning March 1st, 1941.
The lessee hereby agrees to use the building just as it is 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 for 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 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 agreed by the parties hereto that the lessor is to furnish heat, hot and cold water and one additional rental is to be charged for these services. The lessor reserves the right to make such change in the plumbing of the lawn and shrubbery surrounding the premises as the lessor feels are necessary for the proper upkeep of the property.

It is further agreed that one month's arrear of rent shall cause the entire unexpired term of the lease to accrue and the unpaid balance of the rent shall be due and payable.

It is agreed that the lessee cannot sublet these premises without the written consent of the lessor. However should the lessee remove his residence from the city of Greenville, he is to be released from this lease, on 30 days notice.

To have and to hold the said premises unto the said lessee, his executors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year, after the expiration of this lease 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 any other cause 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 and not to alter the structure of the premises.

The lessee hereby acknowledges having a copy of this lease.
Witness our hands and seals the twentieth day of February 1941
Witness: Jane S. Hammond (SEAL) lessor
W. J. Jackson (SEAL) lessee
Harry J. Lynch Jr.
Ethelyn H. Juten

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE
PERSONALLY, comes Harry J. Lynch Jr.
and makes oath that he saw the within named Jane S. Hammond, lessor, and W. J. Jackson,
lessee
sign and seal the within written instrument, and that he with
Ethelyn H. Juten witnessed the execution thereof.

Sworn to before me this 20th
day of February 1941
Raphael O. Juten (L. S.)
Notary Public, S. C.

S. C. Stamps \$ 20 cents
Recorded Feb. 21 1941 at 12:37 o'clock P. M.