

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Mr. M. E. Rush and C. A. Turner lessor,

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

M. H. Allen, Distributor, lessee,

for the following use, viz: dwelling is to be used as a residence; Filling Station to be used as a service station the

for the term of one (1) year 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 One Thousand Twenty

4 no. 00 Dollars

per Annum, payable Eighty-five (\$85.00) Dollars per month, monthly in advance, beginning April 1, 1941, with option of 2

the lessee hereby agrees to take the building just as it stands, unless otherwise provided herein in writing, and the lessee only requires of the lessor the use of the premises for the business mentioned hereon. The lessee to repair the roof should it leak, it is also fully agreed that the roof is considered second and the lessor not to pay any damages from leaks should any occur. One of the premises for any business other than herein called for shall cancel this lease if the lessee so desires and give notice of same in writing.

If the business is discontinued in the premises named 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 conflict with the appearance or any other outside part of the building must be consented to by the lessor before being erected.

Additional years at rate of \$100.00 per month, commencing April 1, 1942 and continuing to April 1, 1944.

Description of Premises

All that certain piece, parcel of lot of land situate, lying and being in the City of Greenville, and in the County and State aforesaid, and having a frontage of 24.2 feet on the east side of River Street. For full legal description of said lot see deed which is of record in Vol. 80 at page 129, R. M. C. Office for Greenville County. Situate upon this lot is a large two story frame dwelling, also a brick filling station.

Lessee is to have the right to sub-rent the above mentioned house and station separately if he so desires.

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 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 one month's accrual of rent, shall terminate this lease if the lessor so desires. The lessee agrees 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 this 27th day of May, 1941.

Witness: C. Allen Humphreys, M. H. Allen, Distributor (SEAL)

B. F. Rush, M. E. Rush, C. A. Turner (SEAL)

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

PERSONALLY, came C. Allen Humphreys and makes oath that he saw the within named M. H. Allen Distributor

sign and seal the within written instrument, and that he with Otis Garrison witnessed the execution thereof.

Sworn to before me this 24th day of September 1941

Otis Garrison Notary Public, S. C. C. Allen Humphreys

S. C. Stamps \$ 1.00 and 1.00 cents Recorded October 9th 1941 at 3:10 o'clock P. M.

See other probate to this Lease, see Book 84 at page 470.