

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

I, H. E. Gray lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Charles E. Saad lessee,
for the following use, viz.: Antique Shop and General Merchandise

the One Story Brick Mercantile Building with basement No. 229 E. Augusta Street in Greenville, S. C.
for the term of Three (3) years beginning April 1, 1945 and ending March 31, 1948

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 Hundred Seventy \$2,520.00 Dollars

per term of lease payable \$600.00 per month for the first year payable monthly and \$75.00 per month for the remainder of the lease payable monthly
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 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 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.

Brick store building with basement situated No. 229 E. of Augusta Street in the City of Greenville, South Carolina. This being the same building formerly occupied by the Lucille Beauty Salon.

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 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 one 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 20th day of March 1945
Witness: H. E. Gray (SEAL)
W. M. (Buck) Babb (SEAL)
T. M. Babb, Jr. (SEAL)
Charles E. Saad (SEAL)

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }
PERSONALLY, comes W. M. (Buck) Babb
and makes oath that he saw the within named H. E. Gray & Charles E. Saad
sign and seal the within written instrument, and that he with W. M. Babb, Jr.
witnessed the execution thereof.

Sworn to before me this 20th day of March 1945
W. M. Babb, Jr. (L. S.)
Notary Public, S. C.

S. C. Stamps \$ 1 and 04 cents
Recorded March 30th 1945 at 3:49 o'clock P. M.