

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

Dora T. Ballenger Lessor,
in consideration of the rent hereinafter mentioned, here granted, bargained and released and by these presents do grant, bargain, and lease unto H. B. Swygert Lessee,

for the following use, viz: Auto storage and garage
25 ft. x 38 ft. Building on North side of College St. City of Greenville, the
known as No. 24

for the term of eight (8) months commencing May 1, 1946, and terminating December 31, 1946.

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 Eight Hundred

Dollars payable in equal monthly installments of \$100.00 in advance.

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 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 conflict with the purport or any other outside part of the building must be consented to by the lessor before being erected.

It is agreed that the lessee is to have the option of continuing this lease for a period of one (1) year commencing January 1, 1947 and ending December 31, 1947, for a rental of \$1500.00, payable in equal monthly installments in advance of \$125.00 on the 1st day of each and every month.

If the lessee desires to extend this lease for an additional year he shall notify the lessor on or before November 1, 1946.

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 in the same terms, unless the party desiring to terminate it before the expiration of the term above mentioned give to the other party 15 days 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 15 days months absence of rent, shall terminate this lease, at 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 3 day of April, 1946,

Witness: W. W. Hellams Dora T. Ballenger (SEAL)
Mrs. J. H. Eskew H. B. Swygert (SEAL)
W. W. Hellams (SEAL)
J. B. Templeton

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

PERSONALLY, comes W. W. Hellams
and makes oath that he saw the within named Dora T. Ballenger and H. B. Swygert
sign and seal the within written instrument, and that he with Mrs. J. H. Eskew as to Dora T. Ballenger and
J. B. Templeton as to H. B. Swygert witnessed the execution thereof.

Sworn to before me this 3
day of April, 1946,
W. W. Ward (L. S.)
Notary Public, S. C.

W. W. Hellams

S. C. Stamps \$ 32 and 32 cents

Recorded April 17 1946 at 10:25 o'clock A. M.