

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

This of Mr. McPherson and Mary A. Johnson lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Mrs. Florence Emory lessee,
for the following use, viz. as a hotel only the building known as Seave Hotel consisting of twenty rooms on the second and third floors of building known as Seave building

for the term of three years beginning January first nineteen hundred and forty six and expiring December thirty first nineteen hundred and forty eight (1948) and the said lessee

in consideration of the use of said premises for the said term, premises to pay the said lessor the sum of One hundred fifty + ⁷⁰/₁₀₀

Dollars
pay month payable each year every month and on the first day of each and every month

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 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 any 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 that upon the expiration of this lease on December thirty first nineteen hundred and forty eight that the lessee shall have the privilege of renewing the lease for two years longer at the same rental provided the lessor shall own the building and so desire to rent it as a hotel.

It is agreed that the lessor shall not be responsible for any leaks or water damage due to rupture of pipes, drains, or toilets used by lessee in conducting her business as a hotel.

It is agreed that the lessor shall have the privilege of making any necessary repairs at any time and also that the lessor shall provide the utilities at the same level as a hotel as soon as labor and material shall be available.

To have and to hold the said premises unto the said lessee Mrs. Florence Emory 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 accrual 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 lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 1 day of January 1946

Witness: Mr. D. McPherson (SEAL)
Mary A. Johnson (SEAL)
Florence Emory (SEAL)
Clare C. Jeffcoat
D. S. Johnson

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

PERSONALLY, comes D. S. Johnson
and makes oath that he saw the within named Mr. D. McPherson, Mary A. Johnson & Florence Emory
sign and seal the within written instrument, and that he with Clare C. Jeffcoat
witnessed the execution thereof.

Sworn to before me this 26th
day of January 1946
D. S. Bradley (L. S.)
Notary Public, S. C.

D. S. Johnson

S. C. Stamps \$ 2 and 20 cents

Recorded January 3rd 1946 at 10 o'clock A. M.