

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

Robert L. Waldrop Lessor,
in consideration of the verbal bargain mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
William L. Eschew, Jr. Lessee,

for the following use, viz.: grocery store
the
property located at 519 Anderson St., Greenville, S.C.
for the term of Year from beginning Jan. 1, 1947 and ending
Dec. 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 Forty (\$40.00)
Dollars
per month payable monthly in advance

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires 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 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 connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

To Have and to hold the said premises unto the said lessee his
executors and administrators for the said term. It is covenanted 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 lessor's written consent.

The lessee hereby acknowledges having a duplicate of this lease.
Witness our hands and seals this 7th day of December 1946.
Witness: Robert L. Waldrop (SEAL)
William L. Eschew, Jr. (SEAL)
Edward M. Farnicola
Adeline C. Claband (SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE }
PERSONALLY, comes Adeline Claband
and makes oath that she saw the within named Robert L. Waldrop and William L. Eschew, Jr.
sign and seal the within written instrument, and that she with E. B. Martin
witnessed the execution thereof.

Sworn to before me this 26th
day of March 1947 (1947)
E. B. Martin (L. S.)
Notary Public, S. C.

Adeline Claband