

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

B. W. Burdette, lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto Jos. J. Vigodsky for the following use, viz:

Dry Goods, shoes, clothing and kindred items such as usually sold in Dry Goods & 5 & 10¢ Vanity Stores for the term of Three & one half years (3½ years) Aug. 1, 1942 to Feb. 1, 1946, 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 Eighty & no/100 Dollars per month payable monthly.

The lessee hereby agree 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 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 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.

To Have and to Hold the said premises unto the said lessee Jos. J. Vigodsky ^oexecutors or administrators for the said term. After the expiration of the term above mentioned (3½ years) this lease shall at the yearly option of the lessee continue for five years February 1, 1946 to Jan. 31, 1951 on the same terms. The destruction of the premises by fire or making it unfit for occupancy or other casualty, or 2 months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass caused by him or any one in his employ, 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 lessors written consent.

The lessee hereby acknowledge having duplicate of this lease.

Witness our hands and seals the 5 day of June, 1942.

Witness:

A. L. Bozeman

F. A. Crisp

B. W. Burdette (SEAL)

Jos. J. Vigodsky (SEAL)

State of South Carolina,
County of Greenville.

Personally comes F. A. Crisp and makes oath that he saw the within named Jos. J. Vigodsky sign and seal the within written instrument, and that he with A. L. Bozeman witnessed the execution thereof.

Sworn to before me this 5th day of June, 1942.

L. E. King

F. A. Crisp

Notary Public, S. C. P. M.

S. C. Stamps \$1.36

Recorded June 5th, 1942 at 5:00 P. M. #6434 BY: E.G.