

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE AGREEMENT.

This agreement made this the Seventh day of September, 1946, by and between T. J. Seyle, hereinafter called the Lessor, and G. DeWitt Auld and I. C. Brezeale, a co-partnership doing business under the firm name of Brezeale Hardware Company, hereinafter called the Lessees,

W I T N E S S E T H :

That, in and for the consideration of the rental and agreements hereinafter mentioned, the Lessor has granted, bargained, released and demised, and by these presents does grant, bargain and demise unto the Lessees the following described real estate:

All that certain piece, parcel or lot of land with the building thereon located at No. 11 Pendleton Street in the Town of West Greenville, State and County aforesaid, fronting approximately 19 feet on Pendleton Street.

It is understood and agreed that the Lessees shall be entitled to said premises for a term of three years beginning on the First day of September, 1946, and ending on the Thirty-first day of August, 1949, and the Lessees herein do hereby expressly agree to pay a monthly rental in the sum of Thirty-Five and no/100 (\$35.00) Dollars for and during the term hereinabove set out, said payments to be made to the Lessor on the first day of each and every successive calendar month, in advance, beginning on the First day of September, 1946, and continuing during the entire term as hereinabove set out.

It is understood and agreed that the Lessor herein shall keep in repair the roof and the outside walls of the building, including the plate-glass windows, and the floor of the inside of the building, but the Lessees shall have the right to make any improvements and alterations upon the premises, provided said premises shall be left in as good condition as the time the Lessees took possession at the beginning of this lease, reasonable wear and tear excepted.

To have and to hold the aforesaid premises unto the Lessees hereinabove named, and their Executors, Administrators and assigns for and during the aforesaid term.

In witness whereof the parties aforesaid have hereunto set their hands and seals this the Seventh day of September, A. D. 1946.

Witnesses:

B. H. Howard

P. B. McCauley

S. C. Stamps 52¢

T. J. Seyle (SEAL)

Lessor

Ivy C. Brezeale (SEAL)

G. DeWitt Auld (SEAL)

Partners: Brezeale Hardware Co.,

Lessees.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

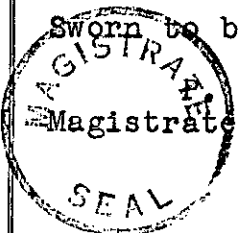
PROBATE

PERSONALLY appeared before me B. H. Howard and made oath that he saw the within named T. J. Seyle, the Lessor, and G. DeWitt Auld and I. C. Brezeale, doing business under the firm name of Brezeale Hardware Co., the Lessees, sign, seal and as their act and deed deliver the within written lease, that he with P. B. McCauley witnessed the execution thereof.

Sworn to before me this the 10 day of September, 1946.

B. McCauley (SEAL)
Magistrate for South Carolina.

B. H. Howard.



Recorded October 7th, 1946 at 9:00 A. M. #16915 BY: E.G.