

LEASE

THE STATE OF SOUTH CAROLINA, }  
County of Greenville.

W. C. CLEVELAND

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

SARAH ALLEN, DOING BUSINESS AS ALLEN'S READY TO WEAR

for the following use, viz.: Store room known as #27 South Main Street, in Greenville, South Carolina  
at present occupied by lessee

for the term of Two (2) Years, beginning January 1st, 1945 and terminating December 31st, 1947

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 THREE THOUSAND AND NO/100 (\$3,000) Dollars

per payable Payable One Hundred and Twenty Five and No/100 (\$125.00) Dollars per month beginning January 15th, 1945.

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 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 her 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 three 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 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 lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 7 day of Dec. 1944

Witness: E. A. Gilfillin, J. M. Gilfillin, Morris Allen, W. C. Cleveland, Sarah Allen (SEAL)

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE }

PERSONALLY, comes Morris Allen

and makes oath that he saw the within named W. C. Cleveland and Sarah Allen sign and seal the within written instrument, and that he with E. A. Gilfillin and J. M. Gilfillin witnessed the execution thereof.

Sworn to before me this 29th day of April 1947 W. B. Price Notary Public, S. C. (L. S.)

Morris Allen

S. C. Stamps \$ 1 and 20 cents

Recorded April 29 1947 at 2:51 o'clock P.M. BY:CLB