

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

## L E A S E

This lease and agreement made by and between Mrs. Ethel Golightly, hereinafter called the lessor, and E. G. Fowler, operator of the Eastbrook Pharmacy, hereinafter called lessee, witness:

The lessor does hereby lease and rent unto the said lessee and his heirs and assigns, all that land and building located at 412 Laurens Road, Greenville County, South Carolina, now occupied by the Eastbrook Pharmacy, for a period of three (3) years beginning on June 1, 1946, and ending May 31, 1949, at a rental of Fifty (\$50.00) Dollars per month, payable in advance on the first day of each month, also the garage in the rear of said building for a like period at a rental of Ten (\$10.00) Dollars per month payable in advance on the first day of each month; and the lessee herein shall have the privilege of leasing said premises and renewing this lease for an additional two (2) years at the expiration of the lease, at a rental of Sixty (\$60.00) Dollars per month, payable under the same terms as herein provided. If the lessee desires to exercise this option of renewing the lease, he must give a written notice of the same to the lessor, thirty (30) days prior to the expiration of this lease.

The lessor herein agrees to furnish water for the garage apartment on said premises for the period of this lease upon the payment to him of Two (\$2.00) Dollars per quarter by the tenant or the lessor, and the lessee also agrees to furnish lights for said garage apartment upon the payment to him of One Dollar and fifty Cents (\$1.50) per month by said parties.

The lessor agrees to pay all real property taxes on said property and to maintain the roof in good condition and to make the necessary repairs or replacements on said building except, such as are necessary as a result of the operation of the business, in this event the lessee is to make such repairs or replacements and to bear the expense of such repair or replacement.

It is understood and agreed that if the lessee should become in arrears with the rent for a period exceeding one (1) month, then this lease shall be terminated in the discretion of the lessor and she shall be entitled to the immediate possession of the premises. It is further agreed that the lessee will not sub-let the premises or any part thereof without the written consent of the lessor; that the lessee may make necessary and proper changes and an improvements on the interior of the premises at his expense but will not damage or materially alter the general appearance of the building without the consent of the lessor. In event the lessee installs any fixtures and appliances in said building during the tenure under this lease, he shall have title to the same and he will be permitted to remove the same at the end of this lease. It is further agreed that the lessor will at her expense provide adequate fire insurance on said building.

It is further agreed that the lessee, upon the termination of this lease, will return the premises to the lessor in as good condition as when entered upon by the lessee, reasonable wear and tear, acts of God, and acts beyond the control of the lessee excepted.

Lessee agrees to pay half cost of keeping yard around furnace clear. This agreement is between Eastbrook Pharmacy and Eastbrook Food Store.

In witness, whereof the parties hereto have set their hands and affixed their seals this 28th day of April, 1947.

Witness:

Lionel E. Wooten  
Laura Joe Pickens.

E. G. Fowler (SEAL)

Lessee