

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

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

W. J. DeLany and A. H. DeLany, trading as DeLany's Sporting Goods lessee, s
for the following use, viz.: Retail sporting goods store

the 25 x 88 ft. building on the North side of College Street, City of Greenville, known as No. 24,
for the term of September 1, 1947 to Dec. 31, 1949

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 Thirty Nine Hundred
Dollars

per period payable in monthly instalments in advance, \$125.00 per month
for the first 12 months and \$150.00 per month for the last 16 months.

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.

It is understood and agreed that the lessees will, at their expense, pay for all painting and repairs during the ternure of this lease, and that they will maintain the elevator, seeing that it is properly greased so as not to deteriate. The Lessor to replace the windows now broken.

It is further agreed that the Lessees are to have an option of renewing this lease for three (3) additional years at a rental of \$150.00 per month.

To Have and to Hold the said premises unto the said lessee s their
executors and administrators for the said term. ~~It is agreed by the parties hereto that this lease shall terminate on the expiration of the term hereinafter provided, and that the lessee shall not be bound to renew this lease for any period beyond the expiration of the term hereinafter provided.~~
~~the destruction of the premises by fire or making it unfit for occupancy or other casualty, or~~ 15 days
arrears 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 16 day of August 1947
Witness: W. J. DeLany (SEAL)
A. H. DeLany (SEAL)
Etta R. Sanders
R. N. Ward. Dora T. Ballenger (SEAL)

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

PERSONALLY, comes Etta R. Sanders
and makes oath that she saw the within named Dora T. Ballenger and W. J. DeLany and A. H. DeLany, trading as DeLany's Sporting Goods
sign and seal the within written instrument, and that she with R. N. Ward
witnessed the execution thereof.

Sworn to before me this 22
day of August 1947
Olive S. Syms (L. S.)
Notary Public, S. C. Etta R. Sanders.

S. C. Stamps \$ 1 and 56 cents
Recorded August 22nd, 19 47 at 11:46 o'clock A. M. BY: E.G.