

GREENVILLE CO. S. C.

State of South Carolina,

County of GREENVILLE

JAN 1 12 06 PM 1948

I, W. AUSTIN HUDSON, OLLIE FARNSWORTH, R.M.C. lessor. in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto R. JACK AILOR lessee

for the following use, viz.: RUG CLEANING PLANT, THE LOT AND BUILDING AT THE CORNER OF RUTHERFORD AND MAHON STREETS, BEING KNOWN AND DESIGNATED AS LOT #16, BLOCK C OF PARK PLACE, ACCORDING TO PLAT RECORDED IN PLAT BOOK A, PAGE 119, R.M.C. OFFICE

for the term of ONE (1) YEAR, BEGINNING APRIL 15, 1947, AND ENDING APRIL 14, 1948

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 FIFTY AND NO/100 --- (\$50.00) --- Dollars per MONTH payable IN ADVANCE ON OR BEFORE THE FIFTEENTH DAY OF EACH LEASE MONTH

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 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.

LESSOR HEREBY AGREES TO REPLACE ALL BROKEN GLASS IN THE WINDOWS OF THE BUILDING ON THE PREMISES, AND TO MAINTAIN ROOF, OUTER WALLS AND DOWNSPUTS OF THE BUILDING ON THE PREMISES

To Have and to Hold the said premises unto the said lessee R. JACK AILOR, HIS SUCCESSORS AND ASSIGNS, executors or 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 TWO 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 TWO 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 15 day of April, 1947

Witness: Paul M. Foster
Don J. Sexton

W. Austin Hudson (SEAL)
LESSOR
R. Jack Ailor (SEAL)
LESSEE
(SEAL)
(SEAL)