

4M-944 No. 360 LEASE (City Property) W. A. Szybik & Co., Office Supplies, Greenville, S. C.

State of South Carolina,
County of GREENVILLE.

I, Theron T. Earle as owner and as lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do
grant, bargain, and lease unto Charles A. Smith

The two rooms designated as No. 618 and No. 620 on Buncombe St. in Greenville, S. C. for a period of Four (4) years.
for the following use, viz.: #618 to be used as a shoe repair shop and #620 to be used as a Typewriter service shop or whatever he may want to use it for, except a liquor store.

For a term of two (2) years at Fifty dollars per month, payable monthly beginning Jan. 1st, 1947 and the said lessee and for a term of two (2) years at Sixty dollars per month and the said lessee payable monthly.

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of
The first two years to begin on Jan. 1st 1947 and end Dec. 31, 1948 and the second two years to begin Jan. 1st, 1949 and end on Dec. 31 1950

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.

To Have and to Hold the said premises unto the said lessee, 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 Three months 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 Jan. 1947, 194

Witness: *R. P. Ashmore* (SEAL)
Palmer Brantlett (SEAL)
Theron T. Earle (SEAL)
Charles A. Smith (SEAL)

_____ (SEAL)
_____ (SEAL)