

The State of South Carolina, }

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

DEC 13 9 34 AM 1948

J. G. Miller, Greenville, S. C. 100 Tindal Avenue lessor
in consideration of the rental hereinafter mentioned, have granted, bargained, and conveyed by these presents do grant, bargain, and lease unto Greenville Belting Company of Greenville, S. C. lessee the

Building located at 315 Augusta St. Greenville, S. C.

for the term of Three years, beginning January 1, 1949.

and the said lessee in consideration of the use of said premises, for, the said term, promise to pay the said lessor the sum of

One Hundred Fifty Dollars (\$150.00) Dollars per month, payable in advance

Furthermore, if lessee stores any material in the building or on the premises which results in an increased fire insurance premium rate, said lessee hereby agrees to pay the increased fire insurance rate during the occupancy of these premises.



To Have and to Hold the said premises unto the said lessee His executors, administrators and assigns 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 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 other casualty, or One months arrear of rent, shall terminate this lease. The lessee agrees 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 unavoidable accidents, and agrees to make no repairs, improvements or alterations in the premises without the written consent of the lessor.

Witness our hands and seals, the 30 day of November, 1948

Witness:

Ja Henry
Raney Torria

J Miller (SEAL)
Greenville Belting Co (SEAL)
E Smith (SEAL)
Pres

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