

GREENVILLE COUNTY

APR 7 11 34 AM 1947

STATE OF SOUTH CAROLINA, <sup>THE FARRISWORTH</sup>  
COUNTY OF GREENVILLE. ) : R.M.C. LE A S E

This agreement made this 14th day of September, 1947 between Mrs. W. K. Hill, hereinafter called the lessor, and Sam Goldberg, hereinafter called the lessee, witnesseth:

Said lessor does hereby lease, demise and let unto the said lessee, his heirs and assigns, all that lot of land, together with the two-story brick building thereon, located on the corner of Trade and Randall Streets in the City of Greer, County and State aforesaid, from the 15th day of September, 1947 for the term of five years, <sup>and four months</sup> said lease to expire on the 14th day of ~~September~~ <sup>January</sup> 1953, yielding therefor during said term the rent of Three Thousand (\$3000.00) Dollars annually, payable in equal monthly installments of Two Hundred Fifty (\$250.00) Dollars each, payable in advance.

B.E.H.

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It is understood that the said premises are to be used and occupied by the lessee to engage in the retail and wholesale of general merchandise, and for no other purpose except with the written consent of the lessor. The lessee is not to allow or permit any nuisance thereon or any unlawful use of said premises, and shall at all times comply with the law and ordinances of the City of Greer with reference to regulating fire hazards, electrical installations and plumbing fixtures.

The lessee agrees that he will during said term keep said premises in good and tenantable repair, reasonable wear and tear excepted, however. The lessee is not to be responsible for unavoidable casualty, breakage or damage caused by some third person to the plate glass. It is understood that if the plate glass windows are damaged by the fault of a third person, or persons, or an act of God, the lessor will replace or repair same.

The lessee will make no alterations to or additions to said premises without the consent of the lessor being first obtained in writing. The lessor will, during the term of this lease, maintain the walls and the roof, and will during the term paint the

BENJ. A. BOLT  
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209-10 PALMETTO BLDG.  
GREENVILLE, S. C.