

THE STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE :

L E A R S I G E I I 5 8 7 1 1 2 0 0 1

WHEREAS, H. G. Williams now occupies a lot and store building situate in the Berea Section, in the County of Greenville, State of South Carolina, now owned by Mr. and (or) Mrs. C. N. Johnson; and,

WHEREAS, Henry Zed Jones is now negotiating for the purchase of said lot and building; and,

WHEREAS, If said property is purchased by the said Henry Zed Jones, he wishes to rent the same to the said H. G. Williams, who is desirous of leasing the same.

NOW, THEREFORE, if the said Henry Zed Jones purchases said lot and building within the next thirty (30) days, the said parties enter into the following agreement, to wit:

(1) Henry Zed Jones does hereby lease unto the said H. G. Williams the property above described for a term of three (3) years, commencing to run from the date he gets the legal title thereto - not later than 30 days from date hereof - at a rental of Thirty-Five (35.00) Dollars per month; due and payable monthly in advance upon the first day of each month during the term of this lease - the first month, if not a full month, to be pro-rated - and the said Henry Zed Jones agrees to install a water pump on the premises for the use of the lessee, subject to this understanding: No alcoholic liquors are to be sold on the premises.

(2) H. G. Williams does hereby lease said property for the term aforesaid, upon the terms and conditions herein specified, hereby agreeing thereto.

(3) Henry Zed Jones shall keep the property in good repair during the term of this lease, and H. G. Williams shall surrender said property at the termination of this lease in as good condition as when he takes it over hereunder, casualties beyond his control, and ordinary wear and tear excepted.

(4) In event lessee shall become in arrears of rent for 30 days or more in the payment of any one or more monthly rental payments, or breaches any of the other terms of this lease, the lessor may, at his option, terminate this lease, and in event said property is destroyed or materially damaged, lessee may, at his option, terminate the lease, regardless of the cause of such damage or destruction.

