

State of South Carolina )  
County of Greenville )

I, J. H. Wilson lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto H. G. Hollaway lessee

for the following use, viz.: To operate a store and warehouse, the property located at  
#509 Birnie Street. the

for the term of Two years lease and two years option, beginning the 10th day of  
August, 1951 and ending on the 10th day of August, 1953.

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  
Sixty-Five & No/100 (\$65.00) Dollars  
per month payable on the 10th day of each calendar month, in advance.

The lessee hereby agrees 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.

It is understood and agreed that the lessee shall have a right to renew this lease  
for an additional period of two (2) years upon whatever terms and conditions as may  
be included upon by the parties provided the said lessee shall give the lessor 30  
days notice of his intention to exercise this option before the expiration of the  
term hereinabove set out.

To Have and to Hold the said premises unto the said lessee, his  
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 men-  
tioned give to the other party one 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 one  
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 9th day of August, 1951

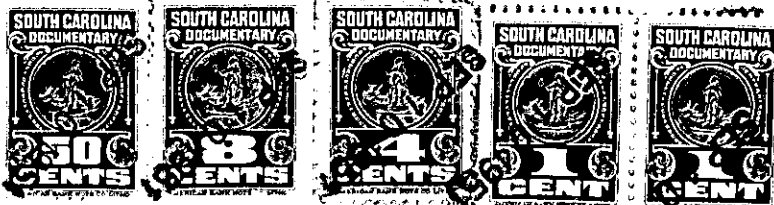
Witness:

Francis L. Beason  
Francis Jan

J. H. Wilson (SEAL)  
Lessor

(SEAL)  
Lessee

(SEAL)  
H. G. Hollaway (SEAL)



1951