

State of South Carolina

VOL 510 PAGE 273

County of Greenville

C. Otto White, Jr.

lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,

bargain, and lease unto C. M. Moore

lessee

for the following use, viz.: at the lessee's discretion

the two story building belonging to the lessor on Woodside Avenue, near the City of Greenville, for the term of eighteen (18) months, commencing 15 September, 1954.

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

Six Hundred and Thirty and No/100 - - - - - Dollars

per 18 months, payable in advance at the rate of Thirty Five (35.00)

Dollars per month, commencing on the 15th day of September, 1954.

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 will not assign the lease herein without the express consent of the lessor in writing.

To Have and to Hold the said premises unto the said lessee and his executors or administrators for the said term. ~~It is covenanted by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it before the expiration of the term above mentioned give notice to the other party at least 30 days before the expiration of the term or the date of the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one month's 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 8th day of September, 1954.

Witness:

John C. Henry (as to)
Lulu N. Trotter (as to)
Luz S. Conner (as to)
William D. Mundy (as to)
C. M. Moore
C. Otto White, Jr.

C. M. Moore (SEAL)
C. Otto White, Jr. (SEAL)

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