

State of South Carolina

JUL 30 8 51 AM 1956

County of Greenville

OLLIE FARNSWORTH  
R.M.C.

Mrs R. D. Smith

lessor

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

Ira Cowart

lessee

for the following use, viz.: ~~Other~~ Business Purposes

the Lot of Land with 140 Feet More or Less Fronting on Highway 123, Running along Carver Street 24 Feet more or Less, Thence 80 feet more or less along the rear of said lot. Thence Running 93 feet more or less back to said Highway. for the term of ~~One Year~~ Five Years, beginning as of this Date July 28th 1956.

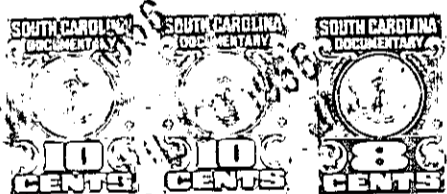
and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of One Hundred and Twenty Five and No/100 (\$125.00) Dollars per Year payable in Advance

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.

Lessee is to Erect a Building on said Lot, which is to become the Property of the Lessor, at the End of the Expiration of this Lease.



Ira Cowart

To Have and to Hold the said premises unto the said lessee 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 28th day of July, 19 56

Witness:

*G. A. Miller*  
*J. W. Cowart*

*Mrs R. D. Smith*  
*J. A. Miller*  
*Ira Cowart*

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