

State of South Carolina

County of GREENVILLE

NOV 24 11 14 AM 1962

OLLIE FARNSWORTH R.M.C.

C. E. Blankenship, Jr.

lessor

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

lessee

for the following use, viz.:

premises described below

for the term of One (1) year commencing on the date of this lease with an option to renew for the additional term of one year the expiration hereof upon the same terms and conditions 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

Eighty (\$80.00) Dollars

Dollars

per month payable monthly

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. The lessor is to maintain and keep in repair the outer walls. 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.

The premises leased are the lot and store building thereon located at 838 West Washington Street in the City of Greenville, South Carolina



To Have and to Hold the said premises unto the said lessee his executors or administrators for the said term.

The lessee shall have the option to renew for one year as above stated.

but the destruction of the premises by fire or making it unfit for occupancy or other casualty, shall terminate this lease. 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.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 25th day of October, 1962

Witness:

1. Marjorie B. Boyd
2. Mike Blackwell

C. E. Blankenship, Jr. (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

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