

State of South Carolina

County of Greenville

FILED GREENVILLE CO. S. C.

JUN 28 11 21 AM 1968

I, Frank C. Elmore, by Robert L. Elmore, agent, lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Fred Collins, Collins Music Company, lessee

for the following use, viz.: Lot #52 located at intersection of U.S. highway #29 as shown in the City Clerks Office, Greer, S. C. on sheet 17, block 4, lot 5. XXXX

and also one service station with all improvements thereon the lot.

for the term of one year with the option to renew said lease for four additional years. ~~XXXXXX~~

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 Twenty-Five (\$125.00) Dollars Dollars

per month payable by the first day of each and every month.

Said payments are to be mailed directly to Frank C. Elmore, 352 Dolores St. San Francisco California

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.

The lessee shall be responsible for any damages to said premises. And the lessee shall also be responsible for the up keep of the said premises.



To Have and to Hold the said premises unto the said lessee Fred Collins 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 mentioned 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 26th day of June, 1968

Frank C. Elmore, by Robert L. Elmore, Agent

Witness:

Witness signatures: Mission Walker, M. S. Kile

Witness signatures: Robert L. Elmore (SEAL), Fred Collins (SEAL) for Collins Music Co. (SEAL)

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