

LEASE
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 1 10 07 AM '72
OLLIE FARNSWORTH
R.M.C.

WM. GOLDSMITH CO.
"SINCE 1884"
REALTORS INSURORS
Greenville, S. C.

Laurens Road Church of God

Lessor

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Charles Saline, d/b/a - Wig World

Lessee

for the following use, viz: retail wig store and office store building located at 1202 Laurens Road.

for the term of one year beginning February 1, 1972 and ending January 31, 1973

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 Three Hundred Fifty and No/100 (\$350.00) Dollars

per month, payable on the first day of each month, in advance, to Wm. Goldsmith Co. Lessor agrees to pay said company the regular rental commission as set by the Greenville Real Estate Board.

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.

1. The Lessee agrees not to open for business on Sunday or permit any sub-tenant to open on Sunday.

2. The Lessee may sub-lease the basement with the written permission and approval of the Lessor. Rents paid by the sub-lessee are to be divided 2/3's to the Lessee, and 1/3 to the Lessor.

3. The Lessee agrees to pay 3 months rent in advance and to keep the rents 3 months in advance during the term of this lease.

4. The Lessee is granted an option of 2 additional years at the same rental. All increases in property taxes over the 1971 property taxes on this property are to be paid by the Lessee during the option period.

5. The Lessee agrees to pay for all utilities during the term of this lease including water, electricity and gas and he further agrees to pay for the routine maintenance of heating and air conditioning equipment major repairs or replacement of such equipment excluded.

6. The Lessee agrees not to use or to permit anyone to use this property as a residence either temporary or permanent.

7. The Lessee agrees not to permit the preparation of food on the premises.

8. First rent is due March 1, 1972 and on the first day of each month thereafter.

9. The less 2 months rent at their lease and any extensions have been paid in advance.

*2000
2/20/72
C.W.*

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To Have and To Hold the said premises unto the said Lessee his executors, or administrators for the said term. 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 agrees 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 subrent without the Lessors written consent. The Lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 1st day of February, 1972

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