

State of South Carolina,
County of Greenville.

Lease.

Know all men by these presents:

That I, O. R. Ware, of the County and State aforesaid, do hereby grant, bargain, and lease, and have by these presents granted, bargained and released to J. E. Chandler, of the County and State aforesaid, in consideration of the rental hereinafter stipulated, and for a period of one year, beginning November 1st, 1936, and ending November 1st, 1937, with the privilege and at the option of the said J. E. Chandler to renew this lease for a period of four years beginning November 1st, 1937, and ending November 1st, 1941, the following described premises, to-wit:

"All that certain parcel and tract of land situate, lying and being, in the County and State aforesaid, on the South side of Augusta Road, now known as National Highway 25, and bounded by the said Augusta Road, and by the Old Cooley's Bridge Road, now known as State Highway 247, and the Pelzer Road, and containing One acre, more or less, and known as the Ware Store Lot, on which said lot is erected a one-story wooden frame building, used as a store; also; all fixtures located in and upon the said premises now belonging to the said lessor, an inventory of which is hereto attached as Exhibit "A"."

To Have and to hold unto the said J. E. Chandler, his heirs, executors, administrators, and assigns for and during the said period: Provided, however, that after the first year, should the said J. E. Chandler for any reason desire to terminate this lease, he may do so upon thirty (30) days notice to the lessor, and should the said premises be destroyed by fire, or other casualty, said building is to be re-erected in substantially the same model as now existing, within thirty (30) days from such destruction, rent to continue as aforesaid, but should the same not be rebuilt within thirty (30) days after such destruction, the rent to be deducted for such additional period.

It is understood and agreed that the rental for the said premises shall be as follows: The sum of Two Hundred, Twenty-five (\$225.00) Dollars, cash in advance, receipt of which is hereby acknowledged, and the further sum of Thirty-Five (\$35.00) Dollars to be taken up in merchandise at J. E. Chandler's store now located on Augusta Road, County and State aforesaid, at the current retail prices, and at the demand of the lessor, making a total of Two Hundred, Sixty (\$260.00) Dollars as a total rental for the use of the said premises for the first year; and in the event the said lessee, his legal representative, or assigns, shall elect to exercise the said option of continuing the said lease for four additional years, then the rental is to be Twenty Five (\$25.00) Dollars per month, payable monthly.

It is understood and agreed that said J. E. Chandler shall have the right to sub-let said premises to any reputable, moral person, subject to the consent and approval of the said lessor, which consent, however, shall not be arbitrarily withheld.

It is further understood and agreed that said property herein leased is to be kept in a good state of repair, for the purpose of repairs lessor shall have the right at reasonable hours to enter said premises for such purpose, but no alterations shall be made without the consent of the lessee, or his assigns.

It is understood and agreed that the lessee is to surrender the property above mentioned at the expiration of said lease, and the fixtures above referred to are to be returned, wear and tear excepted.

I, witness whereof I, the said lessor do hereunto set my hand and seal this 22 day of July, A. D. 1936.

Signed, sealed and delivered
in the presence of:

Edna Keasler

J. D. Lanford.

O. R. Ware (L. S.)

South Carolina, Greenville County:

Personally comes, J. D. Lanford, who on oath says he saw O. R. Ware, sign, seal and as his act and deed deliver the within lease, and that he with Edna Keasler witnessed the execution thereof.

Sworn to before me this July, 30th, 1936.

J. D. Lanford.

Marion Brawley, Jr. (SEAL)

Not. Pub. for S. C.

S. C. Stamps \$0.12

Recorded this the 30th day of July, 1936, at 4:45 P. M.