



State of South Carolina
County of Greenville

Ralph V. McCormack lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto CHARLES A YOUNG lessee

for the following use, viz.: Shoe Repair Shop - Super Shoe Service
#3 WADE HAMPTON BLVD.
GREENVILLE S.C.

for the term of ONE hundred DOLLARS PER MONTH FOR
THE FIRST FIVE MONTHS AND THERE AFTER
ONE hundred AND TWENTY FIVE DOLLARS PER MONTH 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 100.00
55.00 now and 45.00 to be paid on or before Aug. 1, 1952
PAID ON THE 15th OF EACH MONTH. By Aug 15, 1952

The lessee hereby agrees to take the premises 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.
CHARLES A YOUNG AGREES THAT WITHIN THE
NEXT FIVE MONTHS HE WILL GIVE 30 DAYS NOTICE
IN EVENT HE SHOULD WANT TO GIVE UP THIS LEASE

- | | |
|---------------------------------|----------------------|
| <u>1 Champion Stitches 55'</u> | <u>CASH REG.</u> |
| <u>1 Champion Foot Finisher</u> | <u>COKE MACHINE</u> |
| <u>1 SANAC CEMENT PRESS</u> | <u>CHAIRS LIGHTS</u> |
| <u>1 AUTO SOLER</u> | <u>Shoe CASE</u> |
| <u>1 SINGER PATCH MACHINE</u> | <u>STONE, STOCK</u> |
| <u>1 SHINE STAND</u> | |

To Have and to Hold the said premises unto the said lessee CHARLES A YOUNG 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

90 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 90 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 16, day of July, 1952

Witness: W. L. Chapman
Charles A. Young (SEAL)
R. V. McCormack (SEAL)

State of South Carolina)
County of Greenville)
PERSONALLY, comes R. V. McCormack
and makes oath that he saw the within named Charles A. Young
sign and seal the within written instrument, and that he with W. L. Chapman
witnessed the execution thereof.

Sworn to before me this 16th day of July, 1952
Heroy Langston (L. S.)
Notary Public, S. C.
My Commission expires at
Office of Governor
R. V. McCormack
Recorded July 16th. 1952 at
12:51 P. M. #15771