

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

We, Walter W. Goldsmith and B.M. Kilgore, lessors in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do ~~in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do~~ grant bargain, and lease unto M.J. Davenport, d/b/a Mack's Cleaners and Laundry/^{lessee} for the following use, viz: Laundry and Dry-cleaning plant, the buildings now occupied by said lessee near the Gr'ville Army Air Base, located on West side of Augusta Road, opposite the Air Base Chapel, together with an addition to be erected on the front of said building as per plans and sketches drawn by Morris Construction Co. which have been approved by both lessors and lessee, this addition to be erected of concrete block construction and the South side of the present buildings are to be veneered with concrete blocks for the period beginning December 1st, 1946 and ending October 31st, 1955, ^{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 \$275.00 per month beginning December 1, 1946 through October 31, 1947; \$300.00 per month beginning November 1, 1947 through October 31, 1948; \$325.00 per month beginning November 1, 1948 through October 31, 1955, payable monthly in advance.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires of the lessors the use of the premises for the business mentioned but no other. The lessors to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessors not to pay any damages from leaks should any occur. Use of premises of any business other than herein called for shall cancel this lease if the lessors 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 of any other outside part of the building must be consented to by the lessors before being erected.

1. It is understood and agreed that this lease replaces the lease executed between the same lessors and lessee, dated November 1st, 1945.
2. It is also conditioned upon the permit being secured from the Civilian Production Administration to erect this addition.
3. In case the addition to this building is not ready on December 1st, 1946, then the rental shall be at the rate of \$150.00 per month until such building is ready for occupancy, but in no event shall this \$150.00 per month rent apply beyond October 31st, 1947.
4. The date that the addition is ready for occupancy and the rent to begin shall be evidenced by a letter from the lessors to the lessee.

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 month arrears of rent, shall terminate this lease, if the lessors do desire. 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 lessors nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 29th day of October 1946.

Witness:

Madie H. Walker
Mary Sue Tollison
Morgan Goldsmith
Florence Louise Goodwin

Walter W. Goldsmith (SEAL)
B. M. Kilgore (SEAL)
M. J. Davenport (SEAL)

S. C. Stamps \$13.60

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PERSONALLY comes Mary Sue Tollison and makes oath that she saw the within named Walter W. Goldsmith, & B. M. Kilgore sign and seal the within written instrument, and that she with Madie H. Walker witnessed the execution thereof.

Sworn to before me this 30 day of January, 1947.

Nelle B. Austin (L. S.)
Notary Public, S. C.

Mary Sue Tollison.