

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

Walter W. Goldsmith, J. Morgan Goldsmith and William Goldsmith, Jr.

lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

A. R. Davenport

lessee,
for the following use, viz.: as a hat cleaning business, but it is understood and agreed that this is not to be used for a laundry or pick up station

the
for the term of three years, beginning March 15, 1947 and ending March 14, 1950

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 (\$50.00) Fifty and No/100

Dollars
per month payable monthly in advance on the first of each month beginning March 15 and each month thereafter

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 the 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 East portion of the building at 119 New Buncombe Road, which includes the room in the rear of the West portion of the building

To Have and to Hold the said premises unto the said lessee his executors and administrators for the said term.

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 5th day of March 19 46

Witness: Wade H. Batson, Nelle B. Austin, Walter W. Goldsmith, J. Morgan Goldsmith, Wm. Goldsmith, Jr., A. R. Davenport (SEAL)

S. C. Stamps 72¢

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

PERSONALLY, comes Wade H. Batson

and makes oath that he saw the within named Walter W. Goldsmith, J. Morgan Goldsmith, Wm. Goldsmith, Jr. and A. R. Davenport sign and seal the within written instrument, and that he with Nelle B. Austin

witnessed the execution thereof.

Sworn to before me this 5th day of March 1947 Nelle B. Austin (L. S.) Notary Public, S. C.

Wade H. Batson

S. C. Stamps \$ and 72 cents

Recorded April 7th 1947 at 2:37 o'clock P. M.

By: M.R.