

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

L E A S E

KNOW ALL MEN BY THESE PRESENTS That I, Jane G. Hammond, hereinafter referred to as the Lessor, in consideration of the rental hereinafter mentioned, have granted, bargained, and released, and by these presents do grant, bargain, and lease unto T. R. Davis, hereinafter referred to as the Lessee, for use as a Mdse Store other than Liquor Store, the building located at 15 Augusta Street, Greenville, South Carolina, for the term of nine (9) years and six (6) months, beginning July 1, 1946, and ending January 14, 1956, and the said Lessee, in consideration of the use of said premises for said term, promises to pay to said Lessor the sum of One Hundred (\$100.00) Dollars per month, beginning with July 1, 1946, and said monthly rental to be paid on the 15th day of each succeeding month, in advance, during the entire period of said lease.

Lessee hereby agrees to take the building just as it stands and all improvements shall be made by the Lessee.

Lessor, will at her own cost and expense, maintain the exterior of the building, including floor foundations, roof, outside walls, and downspouts, in good and tenantable condition and repair except that the Lessee shall be liable for the cost of all repairs made necessary by reason of any act or omission of the Lessee.

It is hereby made an express condition of this lease, which if broken shall terminate the same, that the said Lessee agrees that so long as he is in possession of the said premises, no alcoholic liquors, other than Beer shall either be sold, stored, or kept upon the said premises by said Lessee or any of his agents.

The premises shall not be sublet by the Lessee without the written consent of the Lessor, but such written consent shall not be unreasonably withheld.

TO HAVE AND TO HOLD the said premises unto the said Lessee for said term.

The destruction of the premises by fire, making it unfit for occupancy, or one month's arrears of rent, shall terminate this lease.

The Lessee agrees to make good all breakage of glass and other injuries done to the premises during the term of this lease, except such as are produced by natural decay.

The Lessee hereby acknowledges having a duplicate of this lease.

IN WITNESS WHEREOF, we have hereunto set out hands and seals this 9 day of April, 1946.

Witnesses as to Lessor:

C. P. Hammond

Roy W. Bomar

Jane G. Hammond (SEAL)

Lessor

Witnesses as to Lessee:

Eugene Pollard

Roy W. Bomar.

T. R. Davis (SEAL)

Lessee

S. C. Stamps \$4.56